

**51 & 51A HIGH STREET, GOLBORNE,  
WARRINGTON, WA3 3BJ**

**OFFERS AROUND  
£200,000**

- Two Ground Floor Commercial Units
- First Floor Two Bedroom Apartment
- Detached Building
- Busy High Street
- Freehold
- EPC Rating: TBC



# Borron Shaw

Your local Estate Agent





TWO COMMERCIAL UNITS (ONE OF THEM IS ACHIEVING £275 PCM THE OTHER ONE £320PCM)

FIRST FLOOR TWO BEDROOM APARTMENT (ACHIEVING £450 PCM)

BUSY HIGH STREET POSITION

DETACHED BUILDING

FREEHOLD







## MEASUREMENTS

All measurements quoted are approximate.

## TENURE COUNCIL TAX AND BUSINESS RATES, SERVICE CHARGE

The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## INTERNAL PICTURE

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## FIXTURES, FITTINGS & APPLIANCES

The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in good working order.

## GENERAL DISCLAIMER

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been made the buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify for you. These Particulars do not constitute as part of a contract.

## MARKET APPRAISAL

Borron Shaw offer a free, with no obligation, market appraisal on your home. Should you wish to know the value of your home then please do not hesitate to contact any of our local offices.

## VIEWINGS

Once you are interested in buying this property contact Borron Shaw who are handling this sale, to make an appointment. The appointment is part of our guarantee to the Seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred.

**FOR A FULL LISTING OF ALL OUR PROPERTIES VISIT OUR WEBSITES AT  
[www.borronshaw.co.uk](http://www.borronshaw.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) & [www.propertyfinder.com](http://www.propertyfinder.com)**

