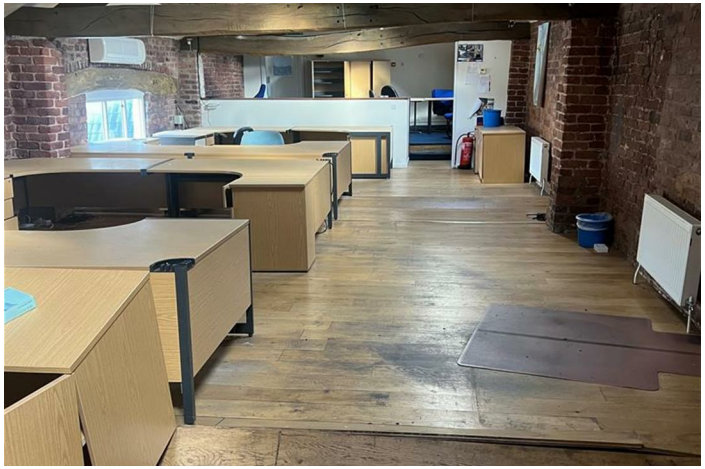






THE MEWS ARLEY ROAD
WARRINGTON, WA4 4RS

OFFERS IN EXCESS OF
FREEHOLD

Nestled in the charming village of Appleton Thorn, Warrington, this commercial property on Arley Road presents a unique opportunity for prospective buyers or renters. Built in 1950, the building carries a sense of history while offering the potential for modernisation and adaptation to suit various business needs.

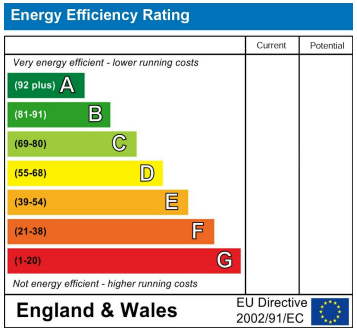
The property features a well-appointed bathroom, ensuring convenience for both staff and clients. Although the total square footage is not specified, the layout and design of the space can be tailored to accommodate a range of commercial activities, from retail to office use.

Appleton Thorn is known for its picturesque surroundings and community spirit, making it an ideal location for businesses looking to establish themselves in a welcoming environment. The area benefits from good transport links, providing easy access to Warrington and beyond, which is advantageous for attracting

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EPC Rating: Council Tax Band: Exempt

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Aus Bore House
19-25 Manchester Road
Wilmslow
SK9 1BQ

01625 468789
sales@mellerspeakman.com
mellerspeakman.com

MELLER SPEAKMAN