

# to let / for sale

Retail Unit

117.7 m<sup>2</sup> (1,267 ft<sup>2</sup>)



97 Widnes Road  
Widnes  
WA8 6BJ

- Prominent Retail Unit.
- Located on the Pedestrianised Section of Widnes Road.
- Busy Retail Location.
- Planning Consent for First Floor Flat.

MORGANWILLIAMS.com

01925 414909

## Location

The property is prominently positioned on the pedestrianised section of Widnes Road, in close proximity to the entrance to the popular Green Oaks Shopping Centre as well as the retail area of Albert Square Shopping Centre.

Widnes Shopping Park is home to Marks & Spencer, Costa Coffee, BHS, New Look and KFC and is also in the immediate vicinity, which has free parking and has helped to increase pedestrian traffic to the area.

The remaining available unit is the right hand side of the previously interconnected double unit.

## Description

The unit currently provides open plan retail accommodation with WC, and additional storage to the first floor.

The current owner will consider renting out or selling the building in its current form.

Planning permission has been approved to convert the first floor into a flat, with a separate rear access to the retail unit. (Planning REF: 20/00567/PLD through Halton Borough Council).

The unit was previously owner occupied by Cheshire Flooring Limited who have traded in this location for a number of years and are only leaving due to retirement.

## Accommodation

Net Internal Area

Ground	67.7 m <sup>2</sup>	728 ft <sup>2</sup>
First	50.0 m <sup>2</sup>	538 ft <sup>2</sup>
<b>Total</b>	<b>117.7 m<sup>2</sup></b>	<b>1,267 ft<sup>2</sup></b>

## Services

Mains electricity, water and drainage are connected.

## Rates

Rateable Value: TBC  
Payable 2020/21: TBC

A split rating assessment will be required as the premises is currently rated alongside the neighboring unit.

## Lease Terms

Available by way of a new Tenants Full Repairing and Insuring Lease for a negotiable term (minimum 3 years).

## Rental

£18,000 per annum.

## Sale Price

£200,000 for the long leasehold (999 years from 29 September 1873).

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

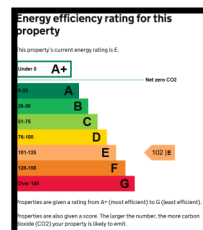
Joshua Morgan JS Morgan@morganwilliams.com

For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC Score Band E—102**



## E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.