

**95 Widnes Road, Widnes, WA8 6BJ****Two Storey Retail Unit****Summary**

Tenure	To Let
Available Size	1,060 sq ft / 98.48 sq m
Rent	£16,800 per annum
Rates Payable	£5,239.50 per annum
Rateable Value	£10,500
EPC Rating	Upon enquiry

Key Points

- Prominently Situated
- Parking to The Rear of The Unit
- Retail, Office, Leisure, Salon uses
- Busy Retail Location
- Located on the Pedestrian Section of Widnes Road

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.

Description

We are delighted to bring to market a rarely available prominently located retail unit placed in the heart of Widnes.

The unit currently holds to larger sales areas on the ground floor suitable for a variety of uses, the first floor holds the kitchen and WC facilities and storage if necessary.

Previous occupation was held through Piles Butchers and LR graphics, similar uses would be desirable to the community.

The owner may be open to selling the building with offers in the region of £160,000 upon enquiry.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building	1,060	98.48
Total	1,060	98.48

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £10,500

Rental

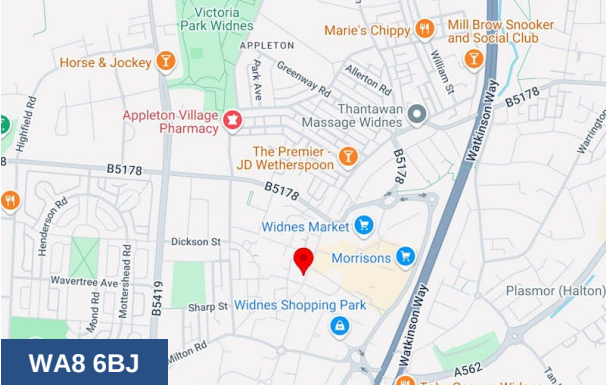
£16,800 per annum.

Sale Price

Ownership may consider selling the property with offers in the region of £160,000.

Legal Costs

Each party are to be responsible for their own legal costs.



Viewing & Further Information



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