
TO LET



Widnes Railway Station, Victoria Avenue, Widnes WA8 7TJ

Commercial Opportunity

- ✓ Annual passenger footfall of 358,802
- ✓ Grade II Listed Station
- ✓ Suitable for a coffee shop/catering or other use
- ✓ The station sits within close proximity to Farnworth
- ✓ Significant investment required at the property
- ✓ New lease available



DESCRIPTION

On behalf of Northern, an opportunity is available within the main station buildings.

The station building is of typical Cheshire Lines Committee design and opened in 1873 as Farnworth for Widnes. The main station building is of the "common twin-pavilion type adopted by the CLC" with a larger, two storey, projecting pavilion and a smaller single storey one.

The available premises form part of the Grade II Listed station buildings and significant investment is needed on the property.

Northern are inviting a business proposal for a coffee shop/catering or other business use.

LOCATION

Originally know as Farnworth, Widnes Station is located in Cheshire on the Liverpool to Manchester line and connects passengers to Manchester Oxford Road, Birchwood, Warrington Central and Liverpool Lime Street.

The immediate area is predominantly residential with the main retail approx. 1 mile away.

The station has a passenger footfall of 358,802.

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE

The insurance charge will be the equivalent of 2.5% of the annual rent.



LOCAL DEMOGRAPHICS

Source – NOMIS & townnames.co.uk

Average Household Income: £35,30

Typical Occupation: Sales & Customer Service Occupations

Households with no car: 26.3%

Level 4 Qualifications or above: 18.6%

NEARBY ATTRACTIONS

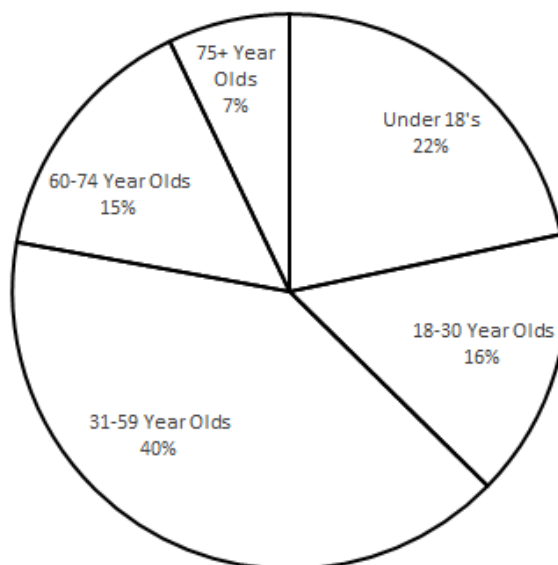
CC Widnes Cricket Club

P Victoria Park

GC Widnes Golf Club

M Widnes Market

Total Population : 61,464





TERMS

An effective internal repairing and insuring lease that will be contracted out of the Security of Tenure provisions afforded by the Landlord & Tenant Act 1954 is offered for a term to be agreed.

RENT

The Landlord is inviting interested parties to put forward a rental offer based on % of turnover subject to a Minimum Guaranteed Rent.

BUSINESS RATES

The Tenant will be responsible for the Business Rates payable, interested parties are advised to contact the VOA direct.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

EPC

TBC

<https://www.lsh.co.uk/northerntrains>

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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