

# WIDNES

**158-160 WIDNES ROAD**

## PROMINENT RETAIL UNIT FOR SALE / MAY LET



### Location

Widnes lies 9 miles due east of Liverpool and 27 miles west of Manchester with a district population of approximately 118,000 people. It benefits from excellent communications being 6 miles away from the Mersey Gateway Bridge which in turn links in the M56 Motorway.

The premises are located in a prominent position on Widnes Road close to the pedestrian walkway through to Widnes Shopping Park, other occupiers in the immediate vicinity including **Wilko, Boots, Betfred, Subway** and **B&M Bargains**.

### Accommodation

The property has the following approximate areas and dimensions:

Internal Width	30'1"	9.16 m
Shop Depth (Max)	49'11"	15.21 m
<b>Ground Floor Sales</b>	<b>1,625 sq ft</b>	<b>150.9 sq m</b>
Ground Floor Store	283 sq ft	26.3 sq m
First Floor Sales	1,136 sq ft	105.6 sq m
First Floor Store	648 sq ft	60.2 sq m

### Lease/Rent

The premises are available on a Full Repairing & Insuring lease, at a rent of £28,000 per annum exclusive.

### Tenure

The premises are held by way of a long leasehold interest expiring 2866.

### Sale Price

£220,000

### EPC

The Energy Performance asset rating is Band C, 64. A full copy of the EPC is available.

### Business Rates

Verbal enquiries to Halton Borough Council confirm the property is assessed as follows:

Rateable Value                      £28,500

Interested parties are advised to make their own enquires on 0303 333 4300.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

### Viewing

Strictly by appointment through Emanuel Oliver, Dan Oliver [dan@emanueloliver.com](mailto:dan@emanueloliver.com) or Simon Guest [simon@emanueloliver.com](mailto:simon@emanueloliver.com) 0151 236 6700



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