WIDNES

158-160 WIDNES ROAD

UNIT FOR SALE / MAY LET





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
Ground Floor Sales	1,625 sq ft	150.9 sq m
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

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

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

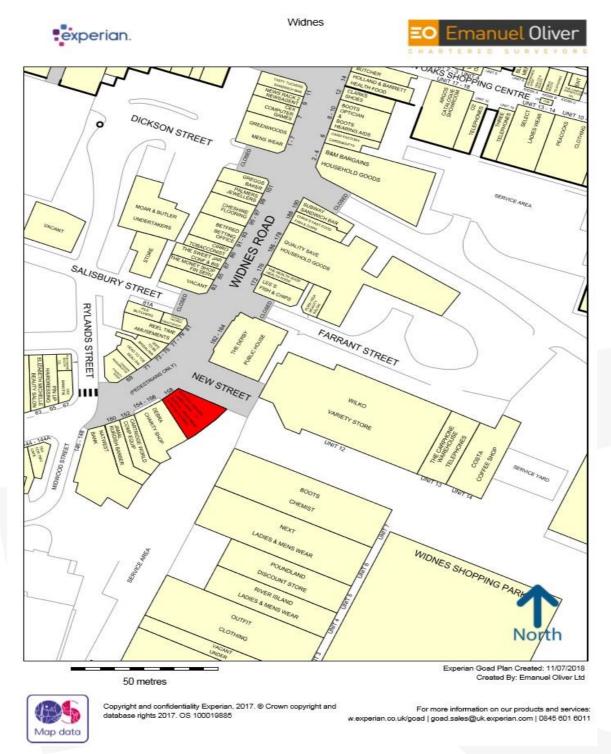
Each party will be responsible for their own legal costs incurred in the transaction.

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 or Simon Guest simon@emanueloliver.com 0151 236 6700



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.