

for sale

Two-Storey Retail / Office Unit

216.3 m² (2,328 ft²)



61-63 Albert Road

Widnes

WA8 6JS

- Double Fronted Retail Unit Previously Occupied by a Firm of Solicitors
- Potential for Residential Conversion (Subject to Planning)
- Three Parking Spaces to the Rear

MORGANWILLIAMS.com

01925 414909

Location

The property is situated on the one way section of Albert Road in the centre of Widnes, close to the Green Oaks Shopping Centre and Albert Square Shopping Centre.

Widnes Town Centre is located approximately 12 miles south east of Liverpool and Warrington town centre is approximately 8 miles to the east.

Access to the regional motorway network can be made via junction 7 of the M62, approximately 3 miles north.

Description

The property comprises a double fronted commercial unit that is suitable for a variety of uses including retail, office and services (hair, beauty, barbers, etc).

The premises is currently formatted to provide modular office rooms across both floors, with reception room to the front. The building may be suitable for conversion of the upper floors to residential accommodation (subject to planning).

There are three parking spaces to the rear of the building included.

Accommodation

Net Internal Area

Ground	117.6 m ²	1,266 ft ²
First	98.7 m ²	1,062 ft ²
Total	216.3 m²	2,328 ft²

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £15,750.
Rates Payable 2021/22: £7,859.25

Asking Price

£165,000

Tenure

We are advised that the property is held by way of two separate Freehold Titles, which are both to be included within the sale.

Legal Costs

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

Contact

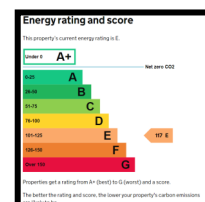
For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT
EPC Score Band E—117



E&OE

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