



REFURBISHED INDUSTRIAL UNIT

5 Nelson Street, Widnes, WA8 0QD
 End Terrace Industrial/Storage Unit With Concrete Front Forecourt

Summary

Tenure	To Let
Available Size	1,251 sq ft / 116.22 sq m
Rent	£12,000 per annum
Service Charge	N/A
Rates Payable	£3,742.50 per annum
Rateable Value	£7,500
EPC Rating	D

Key Points

- Established Industrial Estate
- Useful Front Yard
- Mezzanine Level to Rear
- Thriving Location
- Open Plan Internally
- WC Facilities Included

Location

The property is located on Nelson Street within the West Bank Industrial Area.

The property enjoys convenient access to the A562 Expressway, the main arterial road to Liverpool (13 miles) and the John Lennon International Airport (5 miles).

The A562 south crosses the Mersey Gateway Bridge within close proximity giving access to Runcorn, Warrington and the M56 Motorway.

Description

We are delighted to bring to the rental market an end terrace industrial/storage unit. Internally it provides a clear working floor area with mezzanine level.

There is a concrete front forecourt for outside storage, parking and loading.

The unit is freshly decorated and benefits from a new security shutter to the front personnel door and a new roller shutter loading door.

The property is substantially constructed with brick and blockwork elevations.

Security posts are installed to one side of the yard to mark the boundary and prevent any neighbour issues.

The unit will be ideal for small businesses and accordingly the business rates for qualifying tenants will currently attract 100% relief.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,130	104.98
Mezzanine	121	11.24
Total	1,251	116.22

Lease Terms

The unit is available on a Tenants effectively full repairing and insuring basis for a minimum 3 year term.

Rental

£14,000 per annum.

Services

Mains electricity, water and drainage are connected.

Business Rates

Rateable Value: £7,500.

Small Business Payable: Zero.

Non-Small Business Payable 2023/24: £3,742.50.

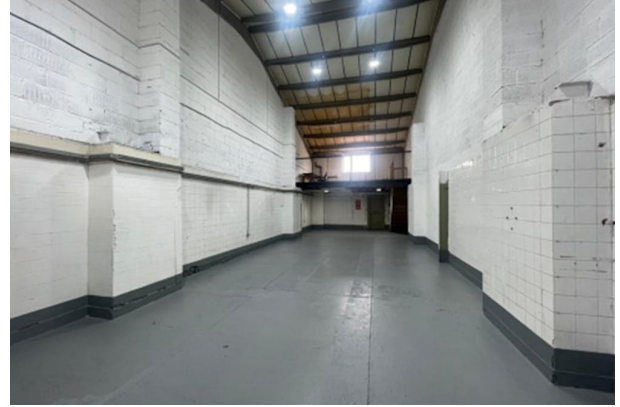
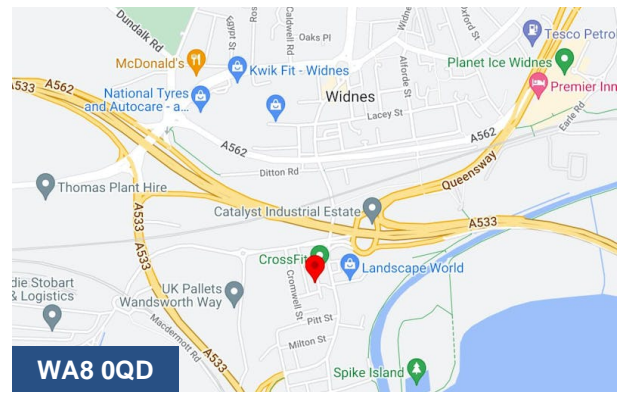
Qualifying businesses will be eligible for Small Business Rate Relief. Enquiries can be made through Halton Borough Council.

VAT

We are advised that VAT is applicable to the property.

Legal Costs

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



Viewing & Further Information



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