



33 Widnes Road, Widnes, WA8 6AZ

Retail & Commercial Units

Summary

Tenure	To Let
Available Size	433 to 4,844 sq ft / 40.23 to 450.02 sq m
Rent	£16,000 - £48,000 per annum
Business Rates	Upon Enquiry
EPC Rating	D

Key Points

- Prominent Corner Building
- Large Car Park
- Landmark Building in Great Location
- Flexible Size Options Available
- Retail, Office, Leisure, Salon Uses

Location

The property is situated on Widnes Road, within Widnes Town Centre, equidistant between the Asda Food Store and the main pedestrian retail area of Albert Road.

Surrounding property is predominantly retail and neighbouring occupiers include, Natwest Bank and Dominoes Pizza.

The property occupies a fantastic corner position and benefits from being in the Town Centre, with the added feature of convenient vehicular access.

Description

We are delighted to bring to the rental market a freshly refurbished two storey former department store building, that was most recently a kitchen showroom.

Size options are totally flexible to potential tenant's requirements and the current arrangement offers; small retail, large retail and first floor small to large commercial.

There is a large car park to the side making it ideal for retail purposes, most particularly a convenience store type operation, to service the Town Centre and the densely populated surrounding residential streets.

All enquiries will be considered and we encourage interested parties to contact us for early viewings.

Accommodation

Name	sq ft	sq m
Ground	2,422	225.01
1st	2,422	225.01
Total	4,844	450.02

Lease Terms

Available by way of new tenants effectively full repairing and insuring leases for a minimum of 3 years, incorporating periodic upward only rent reviews.

Rental

Whole Building: £48,000 per annum plus VAT.

Ground Floor Only: £32,000 per annum plus VAT.

First Floor Only: £16,000 per annum plus VAT.

Smaller section pricing available on request.

Services

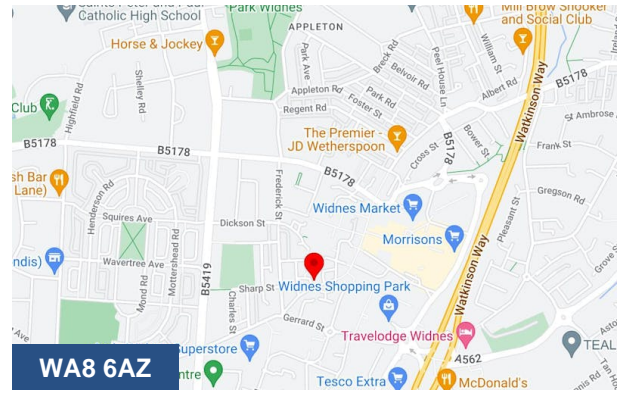
All mains services are connected.

VAT

VAT is applicable to the property.

Legal Costs

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



Viewing & Further Information



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