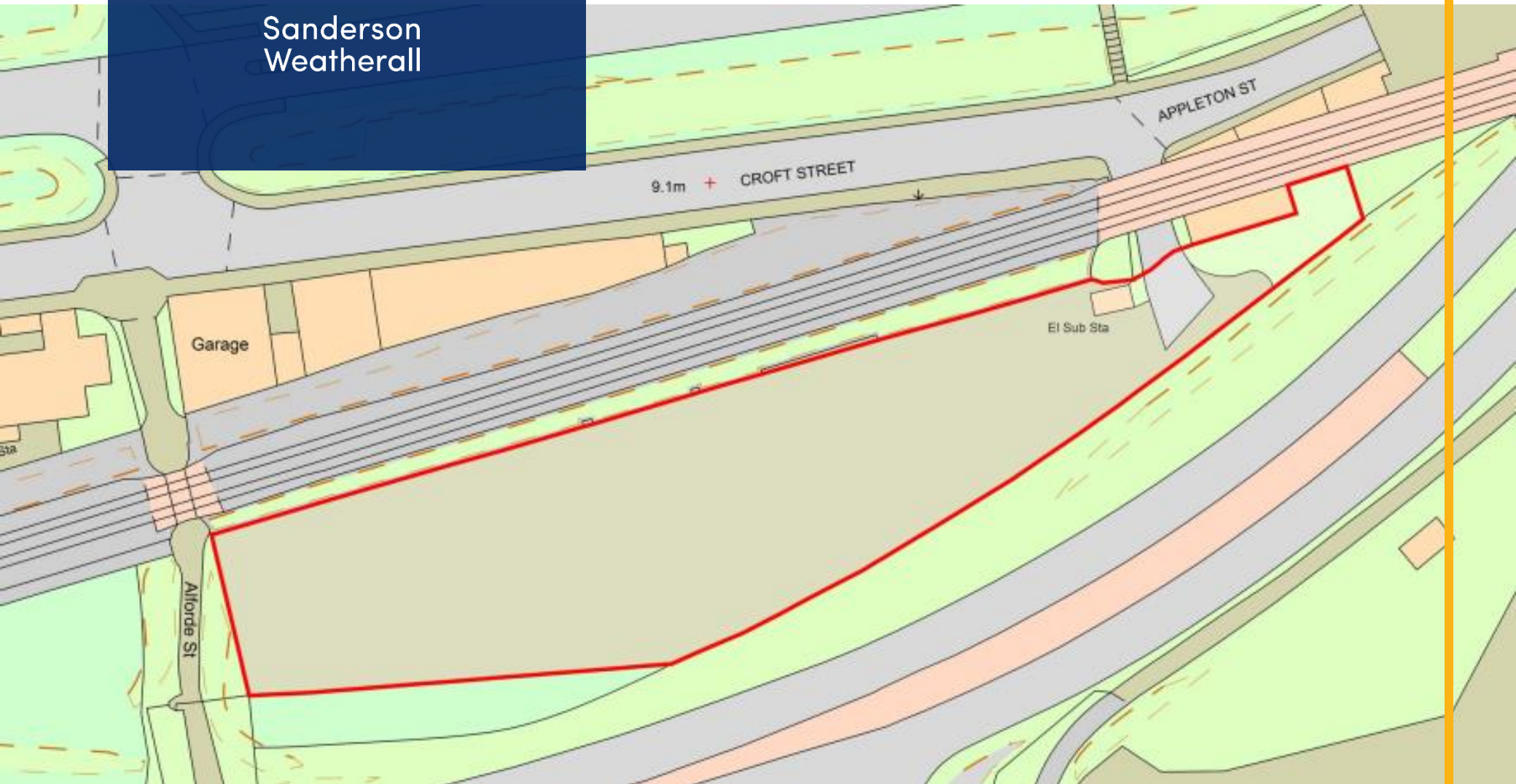




Sanderson  
Weatherall

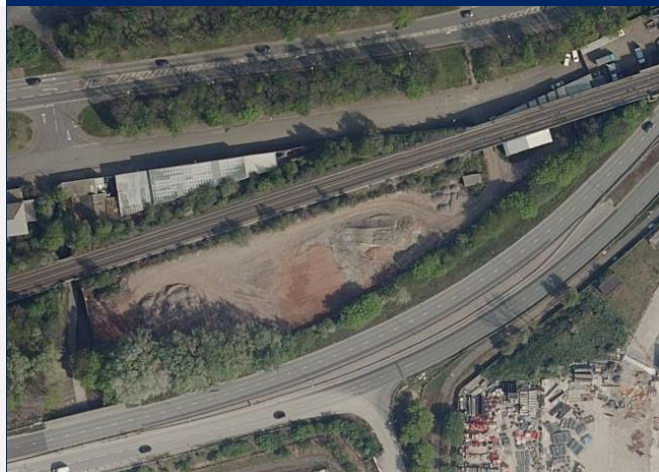
**TO LET**

**1.22 Acres of Open Storage Land**



**Land at Croft Street, Widnes, WA8 7UA**

**sw.co.uk**



- Available to let subject to lease terms
- Land extends to 1.22 acres (0.49 Hectares)
- Located on Croft Street, Widnes
- Secured site with a single point of access
- Suitable for a number of potential uses
- Offers in the region of £30,000 per annum

### Location

The Land is located to the south of Croft Street and Appleton Street, a short distance south of Widnes Town Centre.

### Description

The Land extends to 1.22 acres (0.49 Hectares) and comprises of secured level site which is surfaced to be used for industrial / open storage purposes. Access to the property is to the north east corner via a gated archway underneath the railway (maximum height 4.0m). There is a substation located on the site.

### Planning

Any enquiries to be made of the local Planning Authority, Halton Borough Council.

### Lease Terms

A new full repairing and insuring lease for a term of years to be agreed.

### Rent

Offers in the region of £30,000 per annum.

### Further Information

Further information is available upon request.

### Costs

The tenant is required to provide a contribution to the Landlords reasonable costs.

### Anti-Money Laundering

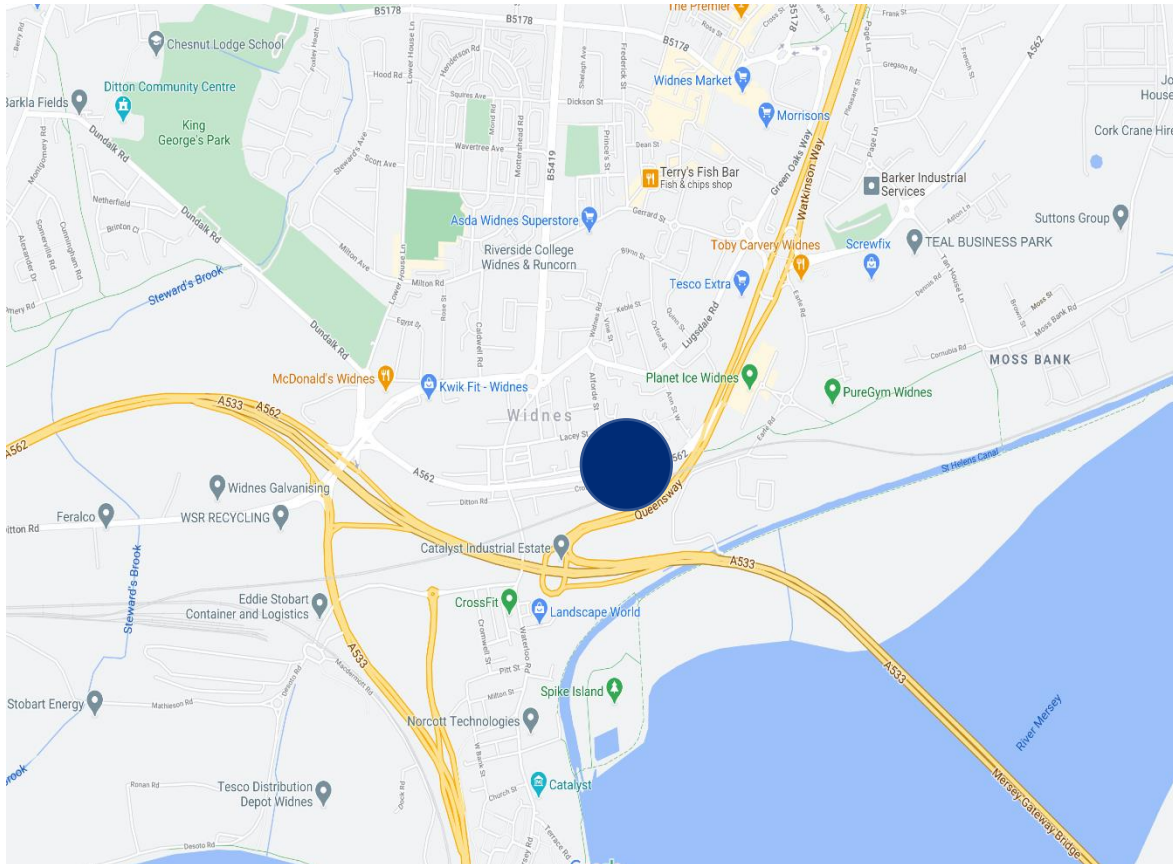
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### VAT

May be applicable at the prevailing date.



**Land at Croft Street, Widnes, WA8 7UA**



Strictly by prior appointment with the agents:

**Daniel Lever**

0161 259 7022  
07395 886 267  
[daniel.lever@sw.co.uk](mailto:daniel.lever@sw.co.uk)

**Stuart Avery**

0161 259 7046  
07785 382 099  
[stuart.avery@sw.co.uk](mailto:stuart.avery@sw.co.uk)

**Sanderson Weatherall**  
The Chancery, 58 Spring Gardens  
Manchester, M2 1EW

[sw.co.uk](http://sw.co.uk)

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6<sup>th</sup> floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

November 2020

**Sanderson  
Weatherall**

[sw.co.uk](http://sw.co.uk)