

WIDNES

UNIT 4, 12 ALBERT SQUARE SHOPPING CENTRE

PRIME SHOP TO LET - SUBJECT TO VACANT POSSESSION



Location

Albert Square Shopping Centre is located at the heart of Widnes town centre, and is home to **Iceland, WH Smith, Argos, Bon Marche, Game, Shoe Zone** and **Poundworld** amongst others.

The scheme benefits from an adjacent 300 space surface car park.

The subject premises are located adjacent to **Shoe Zone** and **opposite Savers**.

Accommodation

The premises are arranged over ground and first floor provide the following approximate floor areas:-

| | | |
|-------------------------|-------------|---------------|
| Ground Floor Sales | 150.41 sq.m | (1,619 sq.ft) |
| First Floor Staff/Store | 54.63 sq.m | (588 sq.ft) |

(All measurements have been calculated in imperial and converted to metric).

Code of Practice

The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available on request. A copy of the Code of Practice can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD, Tel: 0207 334 3795 or alternatively from the website: www.leasingbusinesspremises.co.uk

Tenure

The premises are available on a new effectively full repairing and Insuring lease subject to reviews every 5th year at a commencing rental of £27,000 per annum exclusive of VAT and other outgoings.

Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value (2017) £21,000

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk.

Costs

All figures quoted are subject to VAT where applicable.

The ingoing party is to be responsible for their own legal costs incurred in the transaction.

EPC

An EPC is available on request.

Viewing

Viewings should be made strictly by prior appointment through Nick McAllester or Luke Nicholson of this office.

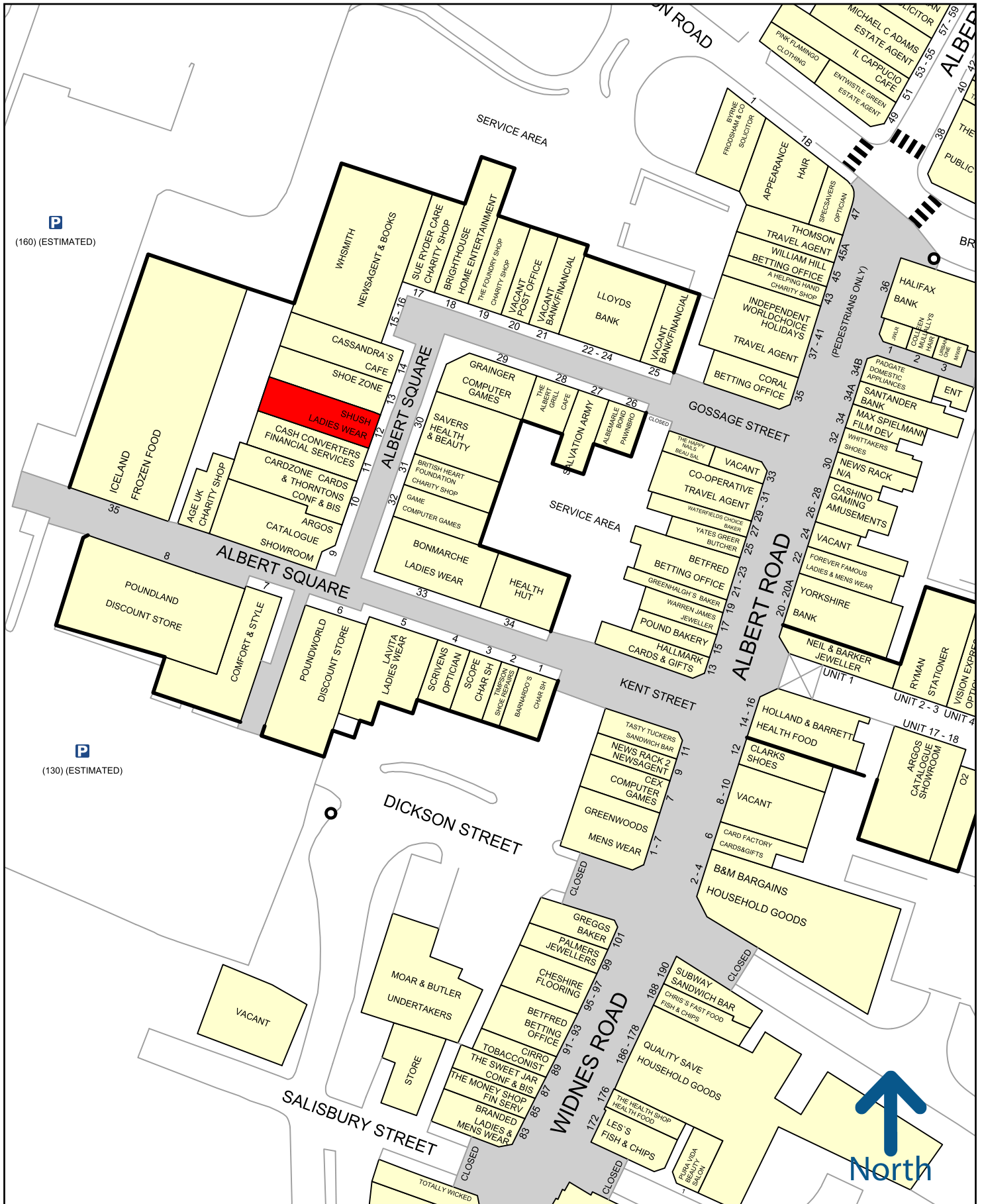
Email: nmcallester@metisrealestate.com
lnicholson@metisrealestate.com

SUBJECT TO CONTRACT & WITHOUT PREJUDICE

Metis Real Estate Advisors Ltd
Northern Assurance Buildings
Albert Square Princess Street Manchester M2 4DN

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0161 806 0866
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P
(160) (ESTIMATED)

P
(130) (ESTIMATED)

50 metres

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