



WIDNES UNIT 2 (10) ALBERT SQUARE SHOPPING CENTRE

LOCATION

Albert Square Shopping Centre is located at the heart of Widnes town centre. Anchored by a 10,000 sq ft **Sports Direct**, the scheme benefits from an adjacent 300 space, free car park. Other Occupiers include **Iceland, One Below, The Works, Shuropody, WH Smiths** and **Game**.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor	171.8 sq.m	(1,849 sq.ft)
First Floor	59.73 sq.m	(643 sq.ft)

TERMS

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£22,500 per annum exclusive.

RATES

Rateable Value (2017) £24,250

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

SERVICE CHARGE

The service charge estimate for the current year is £3,316.

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 where applicable.

EPC

The property has an EPC rating of C (66) A copy of the EPC is available upon request.

SUBJECT TO CONTRACT & WITHOUT PREJUDICE

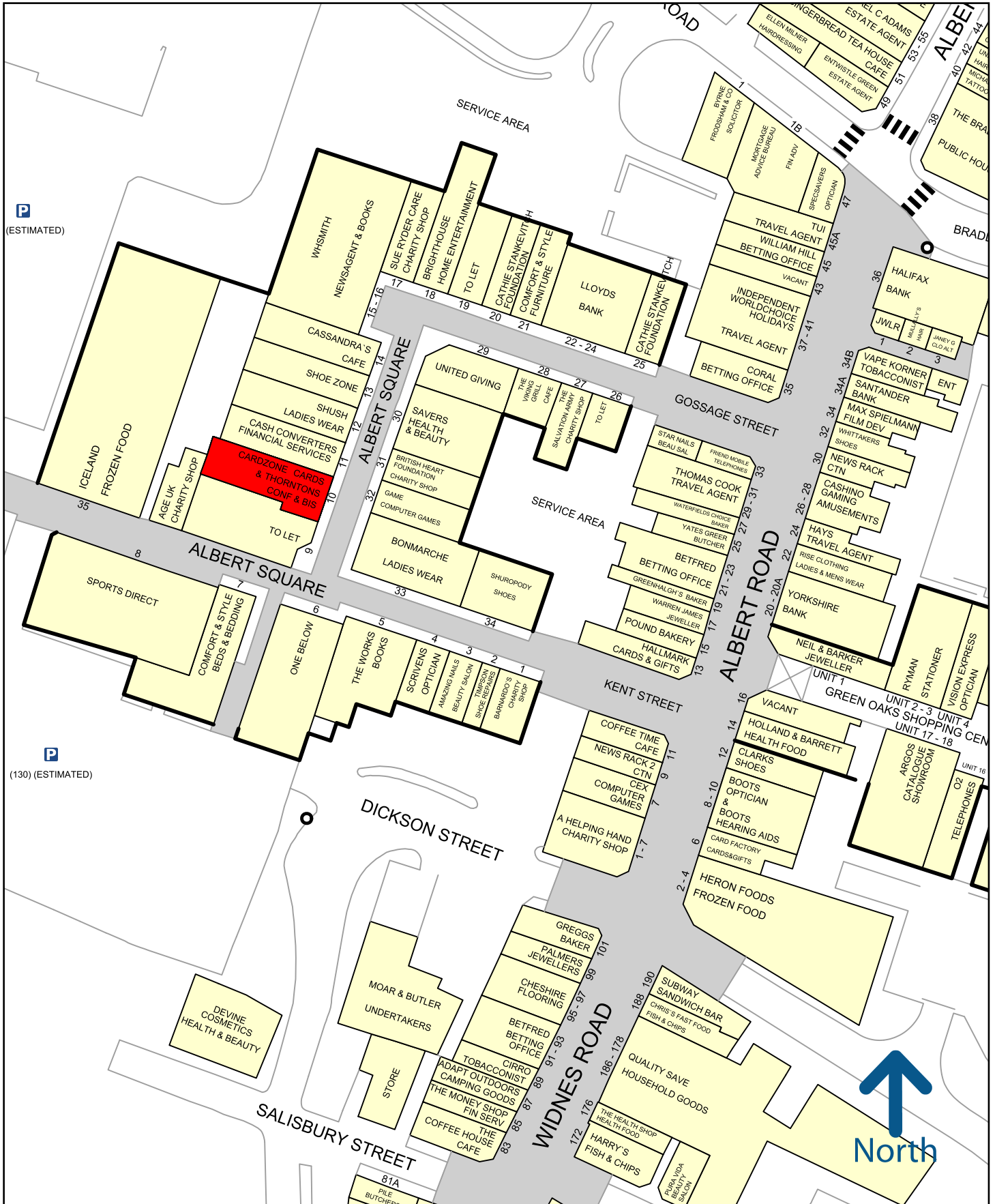
SUBJECT TO VACANT POSSESSION



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