

# to let

Former Bar Premises

122.6 m<sup>2</sup> (1,319 ft<sup>2</sup>)



65 Victoria Road  
Widnes  
WA8 7RP

- Formerly Trading as “Kelly’s Bar”
- Suitable for a Variety of Trades
- Recently Refurbished Externally

**MORGANWILLIAMS**.com

**01925 414909**

## Location

The property is prominently positioned on Victoria Road, close to its junction with the A562 Ashley Way.

The surrounding area is predominantly commercial in character, with a small amount of residential. Local occupiers including Betfred in the neighbouring property, Howdens to the rear, Widnes Angling Centre, independent takeaways, hairdressers and beauticians.

The modern retail development, Widnes Shopping Park is located less than 1 mile to the north, accessed via Victoria Road and Lugsdale Road.

## Description

A former bar premises that would be suitable for a variety of different trades (subject to planning consent).

The property comprises a ground floor open plan seating or sales area, with a store, male and female WCS and a cellar.

The open plan area currently has a fitted bar in situ, with cellar access located behind the bar.

Above the premises are separately accessed flats, which are not included with the letting.

## Accommodation

Net Internal Area

Main Sales	115.9 m <sup>2</sup>	1,248 ft <sup>2</sup>
First	6.6 m <sup>2</sup>	71 ft <sup>2</sup>
<b>Total</b>	<b>122.6 m<sup>2</sup></b>	<b>1,319 ft<sup>2</sup></b>

The cellar is 56.5 m<sup>2</sup> / 608 ft<sup>2</sup> with a ceiling height of 1.76m.

## Services

Mains electricity, water, gas and drainage are connected.

Heating by way of gas central heating system.

## Rates

Rateable Value: £15,750

Payable 2019/20: £7,733.25

## Lease Terms

Available by way of a new Tenants Full Repairing and Insuring Lease for a negotiable term.

## Rental

£15,000 per annum

## Legal Costs

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

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

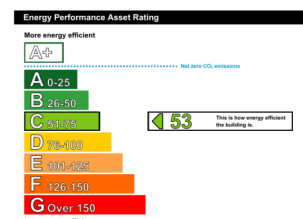
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**SUBJECT TO CONTRACT**  
**EPC Score Band C—53**



1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.