

WIDNES (WA8 6BA)

152 WIDNES ROAD

SHOP TO LET



SITUATION/DESCRIPTION

The town of Widnes lies approximately 5 miles west of Warrington and 9 miles to the east of Liverpool and has a district population of around 118,000 people.

The premises occupy a prominent position on the pedestrianised section of Widnes Road adjacent to **Debra** and **Nat West Bank**. Other nearby multiple retailers include **Wilko**, **Boots** and **River Island**.

ACCOMMODATION

The premises provide ground floor retail area and storage with staff facilities and further storage at first floor and include the following approximate areas/dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Gross Frontage	4.87 m	16'00"
Internal Width	4.57 m	15'00"
Shop Depth	14.32 m	47'00"
Built depth	17.98 m	59'00"
Ground Floor Sales	65.49 m ²	705 ft ²
Ground Floor Storage	14.46 m ²	188 ft ²
First Floor Staff/Storage	40.69 m ²	438 ft ²

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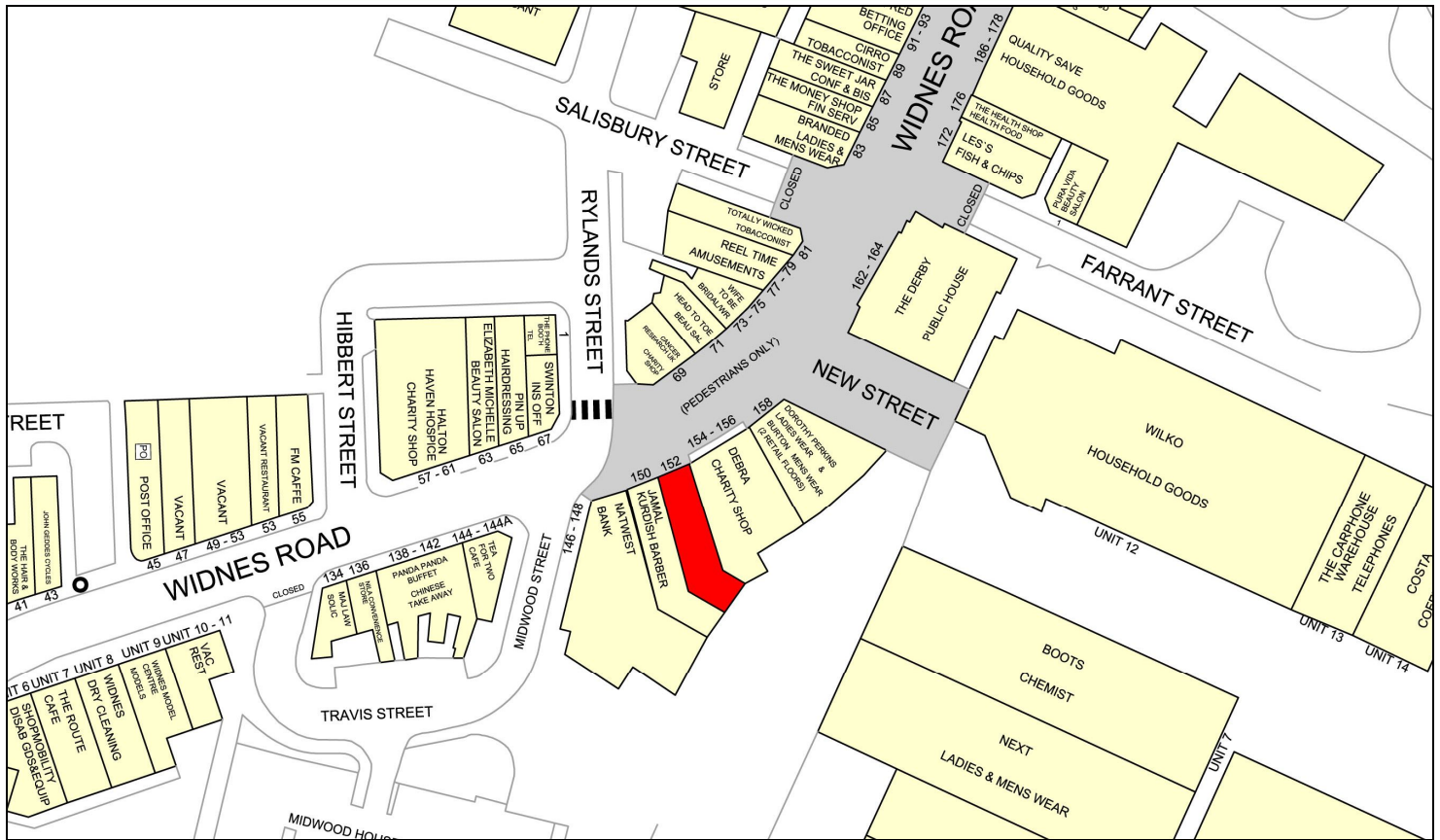
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TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£17,500 per annum exclusive.

RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:-

Rateable Value 2017

£9,800

For Rates Payable information interested parties are advised to visit www.gov.uk/correct-your-business-rates

Mason Owen gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

LEGAL COSTS

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

VIEWING

All arrangements to view the premises are strictly by prior arrangement with the Liverpool office of Mason Owen.

Contact Rob Markland

Tel 0151 242 3146

Mobile 07798 576 808

Email rob.markland@masonowen.com



SUBJECT TO CONTRACT

Details produced July 2016

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