

TO LET

£12,500 per annum



32 Albert Road, Widnes, Cheshire, WA8 6JE

LOCATION

The subject property is located in the main shopping area of Widnes being in close proximity to Green Oaks Shopping Centre and sits opposite Albert Square Shopping Centre. The building is in an excellent position with continuous footfall throughout the day. In addition to this there are multiple car parking facilities which will work well for both customers and staff.

DESCRIPTION

The property is of traditional brick construction with a pitched tiled roof. The building comprises of three floors, basement, ground and first floor. The building is rectangular in shape with a rear yard. On the first floor there is staff facilities and other retail spaces.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

First Floor	53.81 sq.m.	578.9 sq.ft.
Ground Floor	44.25 sq.m.	476.12 sq.ft.
Basement	27.97 sq.m.	300.96 sq.ft.
Total Floor Area	126.03 sq.m.	1,356 sq.ft.

RENT

£12,500 per annum exclusive

BUSINESS RATES

We understand from our enquiries of the VOA website that the ground floor premises are assessed as having a rateable value of £15,000.

EPC

Certificate Number: 0793-0017-4030-5600-4303
 Energy Performance Asset Rating: E

VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or David Turner.

Tel. No. 0151 227 3400
 E-mail: mattkerrigan@hwardp.co.uk
 davidturner@hwardp.co.uk

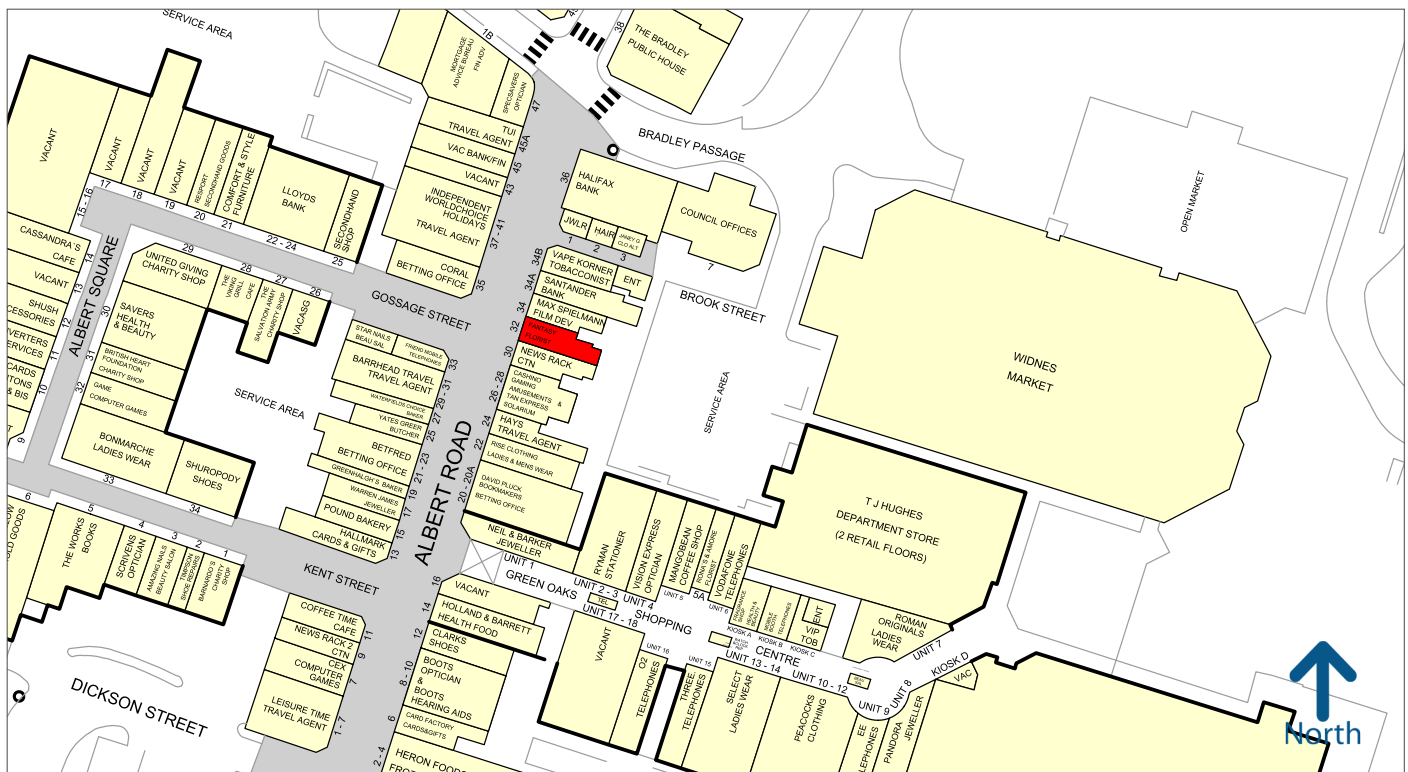
Subject to Contract
 Details Prepared April 2022

32 Albert Road, Widnes, Cheshire, WA8 6JE



experian.

0151 227 3400



50 metres

Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

Experian Goad Plan Created: 07/04/2022

Created By: Hitchcock Wright and Partners

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011