

TO LET / FOR SALE

£18,500 per annum
£250,000 - Sale Price



Albert Road 57/59, Widnes, WA8 6JS

SITUATION AND 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. The premises occupy a prominent position on the non-pedestrianised section of Albert Road in Widnes town centre.

Nearby occupiers include Specsavers, Halifax, Adams Estate Agents, Reeds Rains Estate Agents and Nyland and Beattie Solicitors.

Internally the premises comprise of an open plan retail unit with staff ancillary and w/c facilities at the rear. The premises benefit from an intruder alarm and electric roller shutters.

ACCOMMODATION

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

Ground Floor	161.30 sq.m.	(1,736 sq.ft.)
First Floor	2 x 1 bed residential flats	

TERMS (GROUND FLOOR ONLY)

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT (GROUND FLOOR ONLY)

£18,500 per annum exclusive

TENANCY

The ground floor is vacant.
Flat 1 let on an AST to a private individual at £425 pcm.
Flat 2 let on an AST to a private individual at £425 pcm.

PRICE (FULL BUILDING)

£250,000

BUSINESS RATES

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

Rateable Value - £21,000

EPC

Certificate Number: 0350-0435-2779-2902-2096
Energy Performance Asset Rating: D-89
Residential EPC's available upon request

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

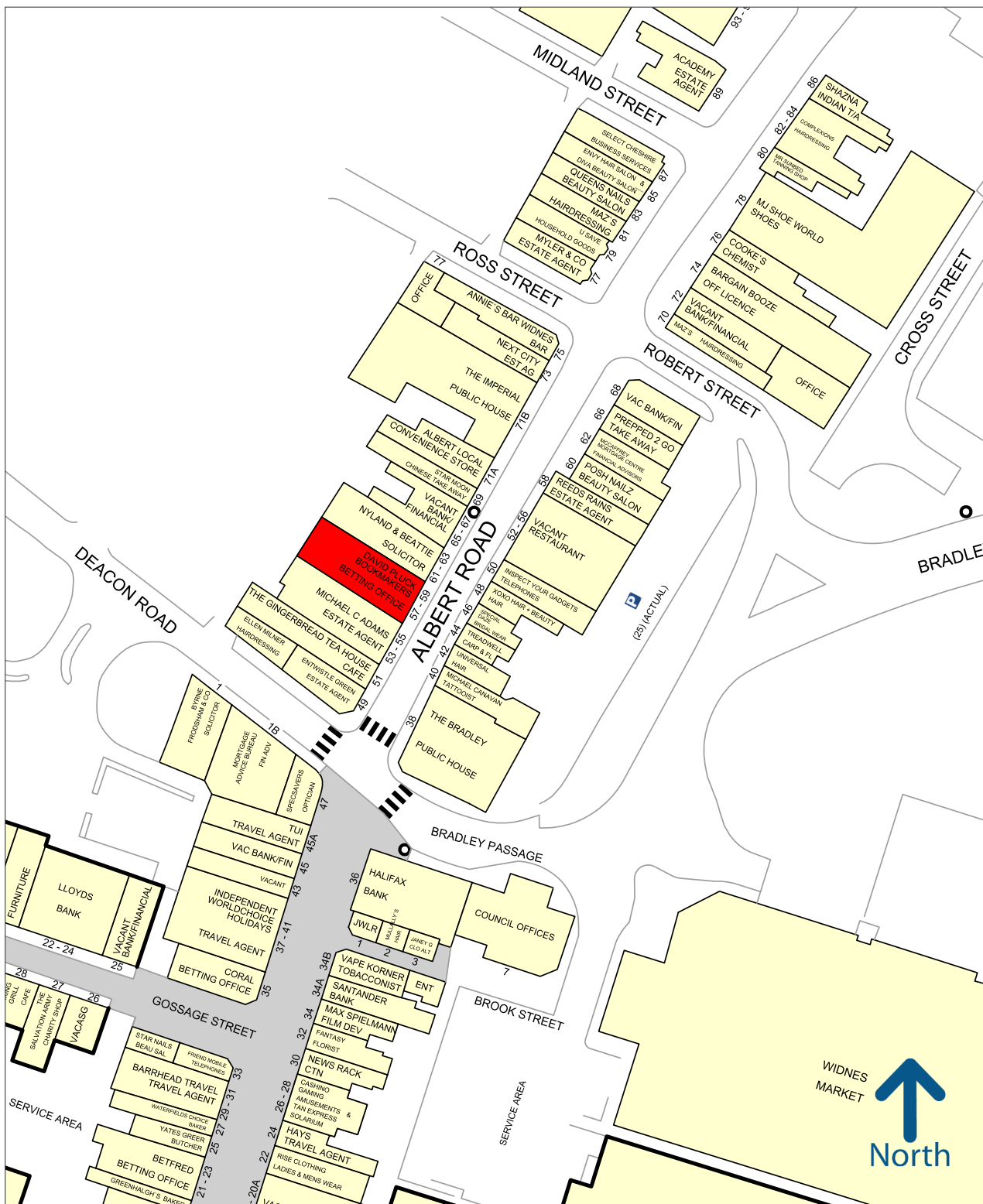
In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving 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 June 2021

Albert Road 57/59, Widnes, WA8 6JS



Experian Goad Plan Created: 01/06/2021
 Created By: Hitchcock Wright and Partners

50 metres



Copyright and confidentiality Experian, 2020. © Crown
 copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601
 8111