



VICTORIA HOUSE

VICTORIA SQUARE, WIDNES, CHESHIRE WA8 6DX

FOR SALE

10,000 SQ FT OF REFURBISHED STUDIO/ OFFICE INVESTMENT
RESIDENTIAL CONVERSION OPPORTUNITY



LOCATION

The property is situated at the junction of Widnes Road and Lugsdale Road overlooking the recently refurbished Victoria Square.

DESCRIPTION

Victoria House provides good quality, studio or office accommodation in central Widnes. The accommodation is arranged at first floor level with suites ranging in size from 400 sq ft to 2,875 sq ft. The space can be combined to achieve a maximum of 10,000 sq ft.

Entered through double doors from Victoria Square access to the first floor is achieved via a stainless steel and timber staircase or by a six person passenger lift. At first floor there is a reception area, and the offices beyond are divided into 12 cellular rooms ranging from 300 to 2875 ft.².

ACCOMMODATION AND RENTALS

Measured in accordance with the RICS code of measuring practice the approximate net internal area is as shown in the table below.





The following accommodation is available
(L – Indicates where let):-

SUITE	FLOOR AREA	RENT PER ANNUM (EXCLUDING VAT)
Q1	914	£9,500
Q2 & Q3	736	£12,500 (L)
A1	172	£1,000 (L)
A2	1,173	£6,000
D1	301	£3,000 (L)
D2	1,377	£4,000
D3	646	£5,000
D4	646	£12,000
D5	635	£5,000
D6	641	£6,000
H1	2,875	£15,000
PH	1,410	£6,140 (L)
ERV		£85,140

BUSINESS RATES

Small Business Rate Relief is available. As of April 2017 properties with a rateable value of £12,000 or less (up from £6,000 or less) will attract 100% business rates relief, subject to status. Further information can be obtained from <https://www.gov.uk/apply-for-business-rate-relief>

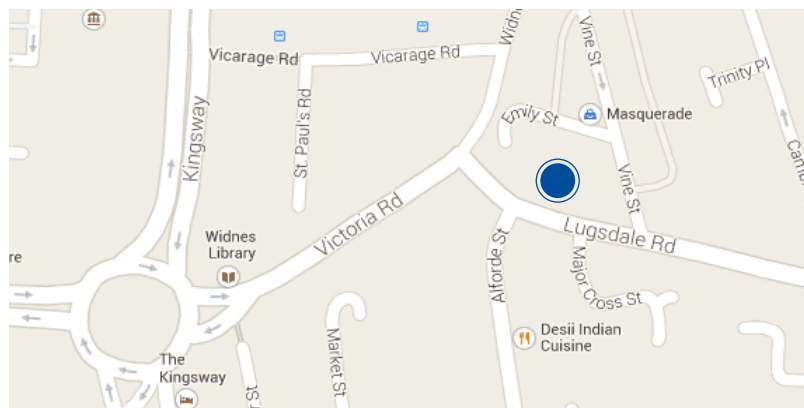
TERMS

The property is available by way of a long leasehold interest. Offers are sought in the region of £50 / sq ft

DIRECTIONS AND ACCESS

Centrepont is readily accessible off the A551 and is located at the heart of the town centre off Lugsdale Road overlooking Victoria Square within easy access of the following :

- M62 junction 7.3 miles
- M56 junction 12.6 miles
- Warrington 6.5 miles
- Liverpool 14 miles
- Manchester 26 miles



VIEWING AND FURTHER DETAILS:

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