

# to let

Ground Floor Retail/Salon Unit

69.7 m<sup>2</sup> (750 ft<sup>2</sup>)



2B Deacon Road  
Widnes  
WA8 6ED

- Prominent Trading Position
- On the Busy Junction with Albert Road
- Attractively Presented Interior
- Ideal for Hair & Beauty
- Convenient Internal Layout

MORGANWILLIAMS.com

**01925 414909**

## Location

The property is situated at the start of Deacon Road, close to the crossroad junction with Albert Road in the heart of Widnes Town Centre.

It is a short walk to the main pedestrianised Town Centre, which provides a broad range of shopping and amenities with good parking facilities.

## Description

An attractively presented ground floor retail unit that was previously a hair salon, it would be suitable for a variety of retail/salon based trades.

The property comprises a large ground floor retail area together with private rooms, kitchen and wc facilities. Once inside, the layout flows well from the welcoming sales area into useful private rooms and the staff and amenity areas.

The internal specification includes:

- Aluminium double glazed shop front
- Wall mounted electric heaters
- Plastered walls and ceilings
- Laminate flooring
- Burglar Alarm (not tested)
- Spotlights

## Accommodation

Net Internal Area

<b>Total</b>	<b>69.7 m<sup>2</sup></b>	<b>750 ft<sup>2</sup></b>
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## Services

Mains electricity, water and drainage are connected.

## Rates

Rateable Value: £9,300.  
Rates Payable 2020/21: £4,640.70

Tenants who qualify should be able to claim Small Business Rate Relief, meaning they will have a zero rates bill at this property.

## Lease Terms

The unit is available on a Tenants effectively full repairing and insuring basis for a flexible term.

## Rental

£8,280 per annum (£690 per calendar month).

## VAT

We are advised that the rent is not subject to VAT.

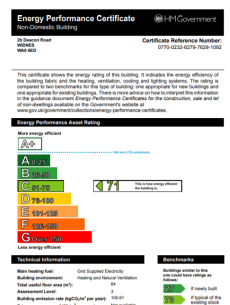
## Contact

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

Rob Bates [RBates@morganwilliams.com](mailto:RBates@morganwilliams.com)

For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)



**SUBJECT TO CONTRACT**

**EPC Score Band C-71**

## E&OE

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.



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