

# to let

Self-Contained First Floor

186.3 m<sup>2</sup> (2,005 ft<sup>2</sup>)



First Floor  
Fir Park Medical Centre  
Lanark Gardens  
Widnes  
WA8 9DT

- Situated Above New Build Doctors Surgery and Pharmacy.
- Suitable for Uses Complimentary to Existing Occupiers.
- On-Site Shared Car Park.

MORGANWILLIAMS.com

01925 414909

## Location

The premises is located off Lanark Gardens, in a predominantly residential area of Widnes, approximately 3 miles to the north of Widnes Town Centre.

This first floor space is situated within the recently built Fir Park Medical Centre, and is located above the Doctors Surgery and Upton Rocks Pharmacy.

Adjacent to this new development is a shopping precinct, with occupiers including Co-op Food, Subway, Bargain Booze and Whitecross Vets.

## Description

A separate entrance at ground floor provides internal staircase access to the first floor. The first floor includes an open plan area with WC and kitchen / staff room.

The building has only recently been constructed and is available for immediate occupation subject to a tenant fit out relevant to their business.

This unit would suit an occupier in a complimentary line of business to the medical uses already located on the site.

There is a shared car park to the front.

## Accommodation

Net Internal Area

Ground Floor	37.2 m <sup>2</sup>	400 ft <sup>2</sup>
First Floor	149.1 m <sup>2</sup>	1,605 ft <sup>2</sup>
<b>First Floor</b>	<b>186.3 m<sup>2</sup></b>	<b>2,005 ft<sup>2</sup></b>

## Services

Mains electricity, water and drainage are connected.

## Rates

To be confirmed.

## Lease Terms

Available by way of a new tenants full repairing and insuring lease.

## Rental

£35,000 per annum.

## Legal Costs

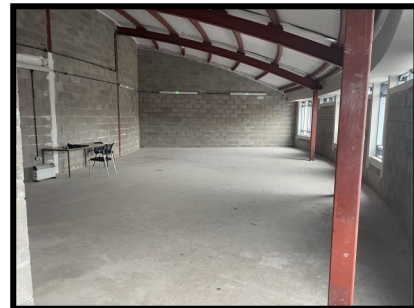
Each party to be responsible for their own legal costs incurred in this transaction.

## Contact

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

Joshua Morgan

JSMorgan@morganwilliams.com

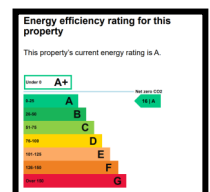


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**SUBJECT TO CONTRACT**

**EPC Score Band TBC**



### 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.