

to let

Retail & Commercial Units

From 40 m² (433 ft²) to 450 m² (4,844 ft²)



33 Widnes Road
Widnes
WA8 6AZ

- Prominent Corner Building
- Flexible Size Options Available
- Large Car Park
- Retail, Office, Leisure, Salon Uses
- Landmark Building in Great Location

MORGANWILLIAMS.com

01925 414909

Location

The property is situated on Widnes Road, within Widnes Town Centre, equidistant between the Asda Food Store and the main pedestrian retail area of Albert Road.

Surrounding property is predominantly retail and neighbouring occupiers include, Natwest Bank and Dominoes Pizza.

The property occupies a fantastic corner position and benefits from being in the Town Centre, with the added feature of convenient vehicular access.

Description

We are delighted to bring to the rental market a freshly refurbished two storey former department store building, that was most recently a kitchen showroom.

Size options are totally flexible to potential tenant's requirements and the current arrangement offers; small retail, large retail and first floor small to large commercial.

There is a large car park to the side making it ideal for retail purposes, most particularly a convenience store type operation, to service the Town Centre and the densely populated surrounding residential streets.

All enquiries will be considered and we encourage interested parties to contact us for early viewings.

Accommodation

Gross Internal Area

Ground	225 m ²	2,422 ft ²
First	225 m ²	2,422 ft ²
Total	450 m²	4,844 ft²

Services

All mains services are connected.

Rates

The property currently has multiple rateable values listed and new assessments will be required, depending on size taken.

Qualifying businesses should be eligible for Small Business Rates Relief. Enquiries can be made through Halton Borough Council.

Lease Terms

Available by way of new tenants effectively full repairing and insuring leases for a minimum of 3 years, incorporating periodic upward only rent reviews.

Rental

Whole Building:	£50,000 per annum plus VAT.
Ground Floor Only:	£36,000 per annum plus VAT.
First Floor Only:	£18,000 per annum plus VAT.

Smaller section pricing available on request.

VAT

VAT is applicable to the property.

Contact

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

Rob Bates rbates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Ratings - C, D & E

E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.



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.