



Johnsons Lane, Widnes, WA8 0SJ

Commercial Land

Summary

Tenure	To Let
Available Size	2.25 Acres / 0.91 Hectares
Rent	£100,000 per annum
Business Rates	To be Assessed
BER Rating	BER exempt - No building present

Key Points

- Fenced & Gated Site
- Excellent Vehicular Access
- Ideal of Open Storage Uses
- Established Commercial Area
- Rent Under £45,000 Per Acre
- Scarcely Available Opportunity

Location

The site forms part of a large industrial area located on the eastern periphery of Widnes town centre. Widnes is approximately 13 miles east of Liverpool City Centre, 4 miles north of Runcorn, accessed via the Runcorn/Widnes Bridge and 6 miles west of Warrington.

Located on Johnsons Lane, less than 2 miles east of the town centre within the suburb of Moss Bank within a predominantly industrial area. Johnsons Lane is accessed off Gorse Lane, with direct access from the A562.

Several sites in the immediate vicinity have been redeveloped into large distribution warehouses.

Description

We are delighted to bring to the rental market this rare open storage opportunity.

The land is currently hard core surfaced and can be compacted to suit an occupiers requirements.

Our Client is prepared to install a basic electricity, water and drainage supply to enable light use amenity, subject to discussion with an occupiers requirements.

The site is fenced and gated onto Johnsons Lane and the site area extends to 2¼ acres of useable land. There is also an area of Green Space across the southern perimeter that must be left in situ, this does not form part of the 2¼ acres.

The site would be ideally suited for the majority of open storage users and we expect demand to be extremely high for this opportunity.

Site Area

2.25 Acres (0.9 HA).

Lease Terms

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

The lease will be excluded from the Landlord and Tenant Act 1954.

Rental

£100,000 per annum exclusive.

Business Rates

To be assessed.

Services

Basic electricity, water and drainage may be connected, subject to availability and status.

Use Restriction

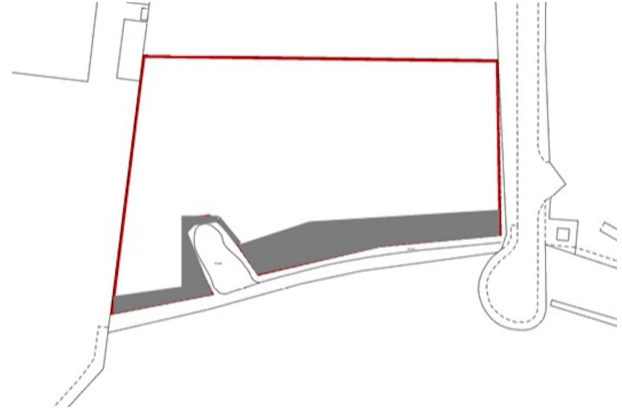
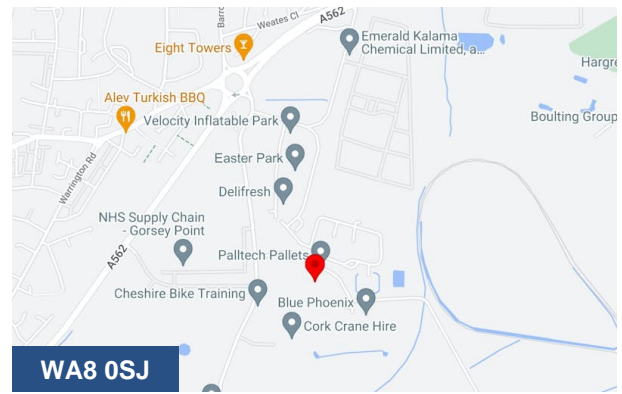
Any form of Waste/Scrap Metal operation is not permitted.

VAT

VAT may be applicable at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs incurred.



Viewing & Further Information



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