



## 222 Liverpool Road, Widnes, WA8 7HY

### Retail Convenience Store

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,338 sq ft / 124.30 sq m
<b>Rent</b>	£18,000 per annum
<b>Rates Payable</b>	£2,195.60 per annum
<b>Rateable Value</b>	£4,400
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- Prominent Location
- Loading to Side
- ATM Machine Installed
- Potential for Flat Above
- Parking to Front
- Ready to Trade
- Various Equipment Included
- Roller Shutter Frontage

## Location

The property enjoys an extremely prominent position overlooking the crossroad junction of Liverpool Road, Hale Road and Prescot Road. The location is known as Ditton and this popular village lies to the north west of Widnes Town Centre.

The immediate vicinity is densely populated residential, with commercial elements fronting the main road.

## Description

We are delighted to bring to the market this sought after main road fronting retail property, that is ready to trade as a small convenience store.

The ground floor comprises retail area, rear stores and first floor storage and wc facilities.

The first floor may be used as a residential flat, however, there is currently no kitchen installed.

Externally there is communal parking to the front and convenient side access to a steel loading door, which runs directly into the stockroom.

The property is situated at the end of a small parade and the frontage is double size with a central glazed entrance door, behind security shutters.

Internally there are various items of equipment and stock, enabling it to be ready for immediate occupation and trade. There is also an external ATM cash machine facility, with rental terms to be agreed directly with the existing provider. However, we have no information in this regard.

A new lease is available direct from the Landlord and the business going concern, fixtures and fittings and stock are available for purchase separately by negotiation.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	779	72.37
1st	559	51.93
<b>Total</b>	<b>1,338</b>	<b>124.30</b>

## Lease Terms

The property is available by way of a new Full Repairing & Insuring Lease for a 3 or 5 year term.

## Rental

£18,000 per annum.

## Premium

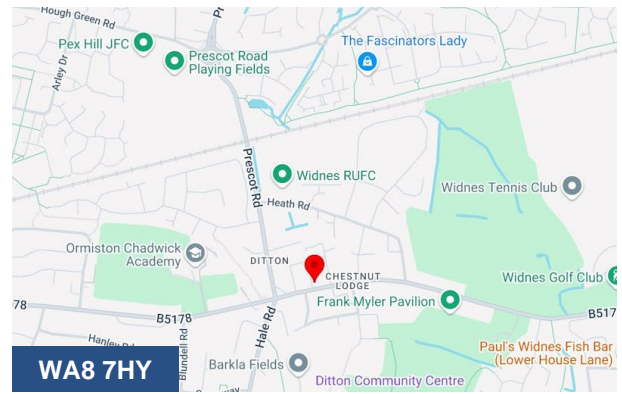
The new Lease is available to purchase separately and includes various items and equipment, at a price to be agreed.

## VAT

The above prices and rentals are quoted exclusive of VAT, should it be applicable.

## Services

Mains electricity, water and drainage are connected.



## Viewing & Further Information



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