



Land off Desoto Road, West Bank, Widnes, WA8 0PB

Industrial Land Freehold Investment For Sale

Summary

Tenure	For Sale
Available Size	2 Acres / 0.81 Hectares
Price	£750,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Approx. 2 Acres (0.8 HA)
- Access to Extensive Road Network
- Freehold Subject to Lease
- Established Industrial Location
- Opposite to Tesco Distribution Hub
- Great Investment Opportunity

Description

The property comprises a split-level site of approximately 2 acres, with a workshop and office facility. The site is roughly rectangular in shape.

The property is currently occupied by a haulage contractor on a lease due to expire on 31st August 2025.

Location

Desoto Road is approximately one mile to the southwest of Widnes Town Centre, close to the A533 Queensway Expressway, which links Liverpool with the M56 Motorway. The River Mersey is situated to the south.

Surrounding property is predominantly industrial in character with modern large storage and distribution depots for Tesco and Stobarts in close proximity.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Unit	Office	753	69.96
Unit	Workshop	3,163	293.85
Total		3,916	363.81

Site Area

Approx. 2 Acres (0.8 HA)

Tenure

Freehold.

Lease

The property is sold subject to a Lease to Redway European Limited (Company Number: 4032764) for a term expiring on 31 August 2025 at a rent of £36,300 per annum,

The Lease is contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

Sale Price

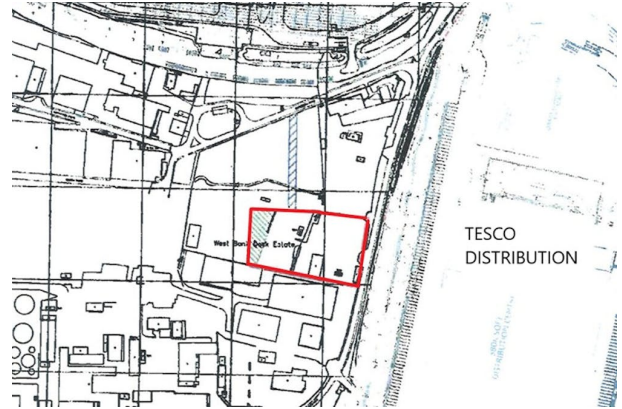
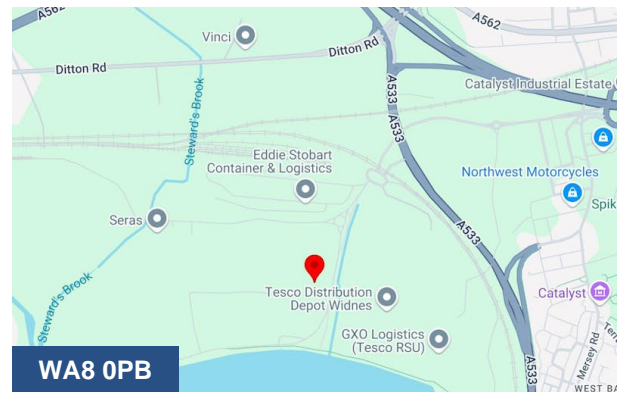
£750,000.

VAT

We are not aware that the property is elected for VAT.

Legal Costs

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



Viewing & Further Information



Ian Scott

01925 414909

iscott@morganwilliams.com

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