

**53 Widnes Road, Widnes, WA8 6AZ**

Mid-Terrace Commercial Property

Summary

Tenure	For Sale
Available Size	1,084 sq ft / 100.71 sq m
Price	£160,000
Rates Payable	£4,551 per annum
Rateable Value	£8,200
EPC Rating	B

Key Points

- Busy Retail Location
- Retail, Office, Leisure, Salon
- Potential for Residential
- Extraction System
- Prominently Situated
- Freehold
- Convenient Parking
- Dumbwaiter Lift

Location

The property is prominently positioned less than 100 meters from the pedestrianised section of Widnes Road, in close proximity to the entrance to the popular Green Oaks Shopping Centre as well as the retail area of Albert Square Shopping Centre.

Widnes Shopping Park is home to Marks & Spencer, Costa Coffee, BHS, New Look and KFC, which has free parking and has helped to increase pedestrian traffic to the area.

Description

We are delighted to bring to the sale market, this mid-terrace freehold building, which has previously been used as a restaurant.

Internally the ground floor is laid out open plan suitable for dining and leads to a small bar area and open kitchen to the rear with W/C facilities within.

The first floor is accessed via an internal staircase and is also open plan with W/C facilities included.

The property as a whole is under commercial use, however the first floor offers an opportunity to be converted into residential, on the basis all the necessary planning requirements are granted.

There remains a few restaurant fixtures and fittings still in situ, most significantly, extraction hood and dumbwaiter.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	656	Available
1st	428	Available
Total	1,084	

Tenure

Freehold.

Services

All mains services are connected.

Asking Price

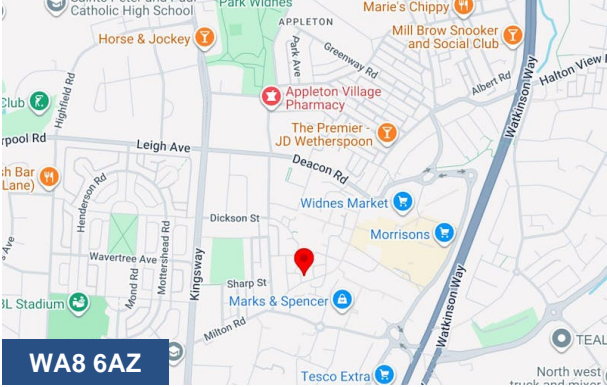
£160,000.

Rates

Rateable Value: £8,200
Rates Payable Non-Small Business: £4,150
Rates Payable Small Business: £4,018

VAT

We understand that VAT is not applicable.



Viewing & Further Information



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