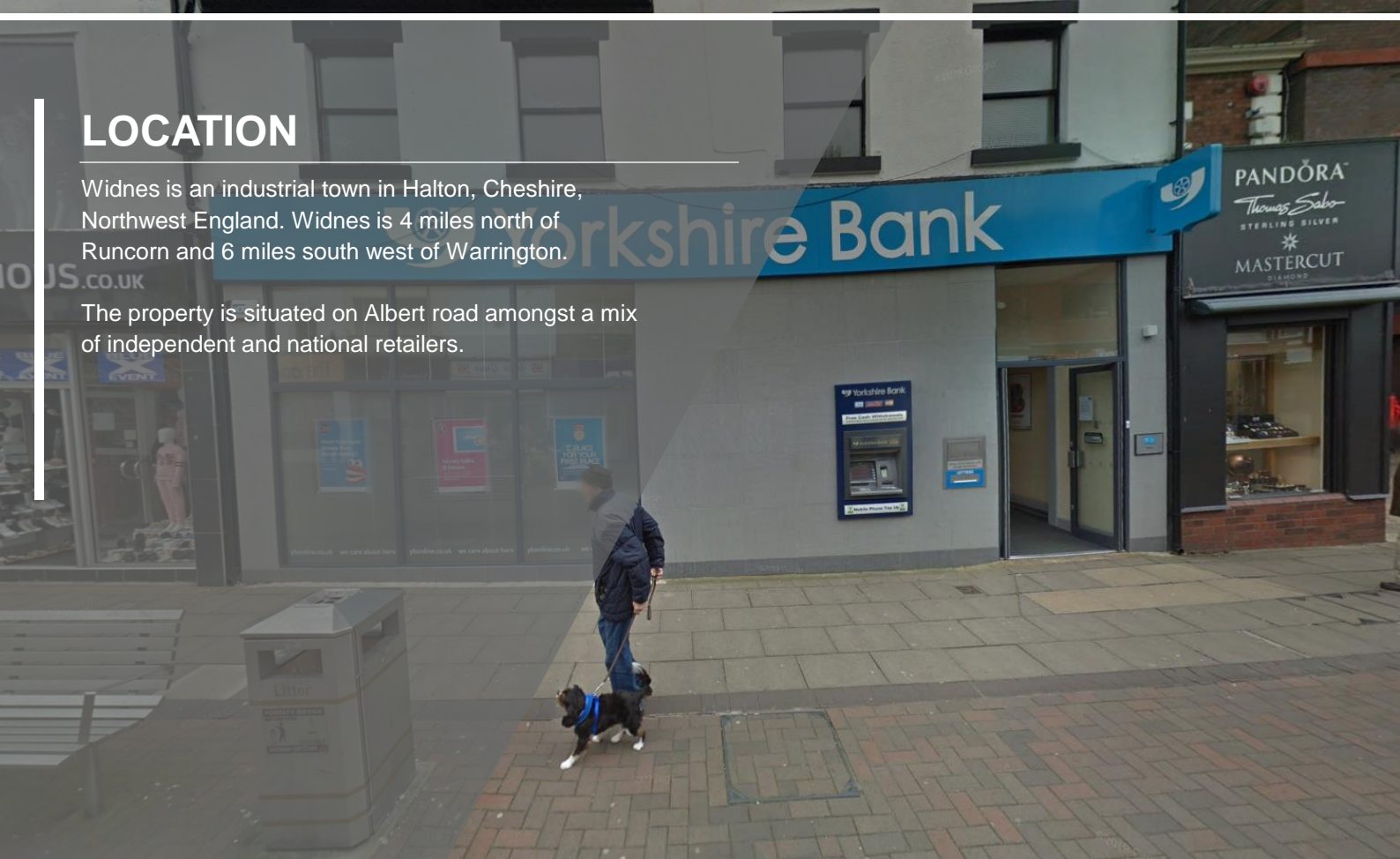


## LOCATION

Widnes is an industrial town in Halton, Cheshire, Northwest England. Widnes is 4 miles north of Runcorn and 6 miles south west of Warrington.

The property is situated on Albert road amongst a mix of independent and national retailers.



### SITUATION

National retailers in the town include Holland & Barrett, Warren James, card Factory, Thomas Cook travel, Greggs, Subway and more.

### TURNOVER LEASE

The property is available on a Leasehold basis with the lease expiring on 31<sup>st</sup> June 2026.

### Annual Rent

£35,000 per annum

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

### EPC

A copy of the energy performance certificate is available upon request

### Accommodation

Ground Floor Sales	191.4 sq m	2,060 sq. ft
First Floor	143.9 sq m	1,549 sq. ft
Basement	40.2 sq. m	432.7 sq. ft
<b>TOTAL</b>	<b>375.5 sq. m</b>	<b>4,041 sq. ft</b>

Please note initial areas are indicative, taken off VOA prior to a full property inspection.

### Business Rates and Service Charge

Rateable Value (2017)	£45,750
Rates Payable (2019/20)	£22,463 p.a.
Uniform Business Rates (2019/20) (exclusive of water & sewerage)	0.491 pence
Service Charge	TBC

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