

# TO LET

## 32 ALBERT ROAD

### WIDNES, WA8 6JE



### LOCATION

Widnes has a population of approximately 58,000 people and is located in the Metropolitan Borough of Halton. Albert Road provides traditional prime shopping and is pedestrianised. The subject property is close to the entrance of Green Oaks Shopping Centre and opposite Albert Square Shopping Centre. Widnes Shopping park is also close by. The town centre has excellent car parking facilities.

Adjacent traders include Santander, Max Spielmann and Thomas Cook.

### ACCOMMODATION

The premises are arranged as follows:

|                    |           |              |
|--------------------|-----------|--------------|
| Ground Floor Sales | 371 sq ft | (34.52 sq m) |
| Ground Floor Store | 230 sq ft | (21.39 sq m) |
| First Floor        | 579 sq ft | (53.81 sq m) |
| Basement           | 301 sq ft | (27.97 sq m) |

Please note there is a proposal to extend the sales area to 41.17 sq.m. (443 sq.ft.)

### LEASE

A new full repairing and insuring lease for a term to be agreed.

### RENT

£18,500 per annum exclusive of business rates, service charge and VAT.

### BUSINESS RATES

The premises have been assessed having a rateable value of £15,000. Interested parties are advised to make their own enquiries with the local council.

### PLANNING

The premises have an established retail use but subject to planning consent would be suitable for other town centre uses.

### EPC

EPC Certificate reference number: 0793-0017-4030-5600-4303

Energy Performance Asset Rating: E-121

### LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

### VAT

All rents, prices and other figures included in these particulars are quoted net of VAT.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Chris Michael, Hitchcock Wright & Partners. Ref: MRK/CCM.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: mattkerrigan@hwandp.co.uk  
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### Subject to Contract

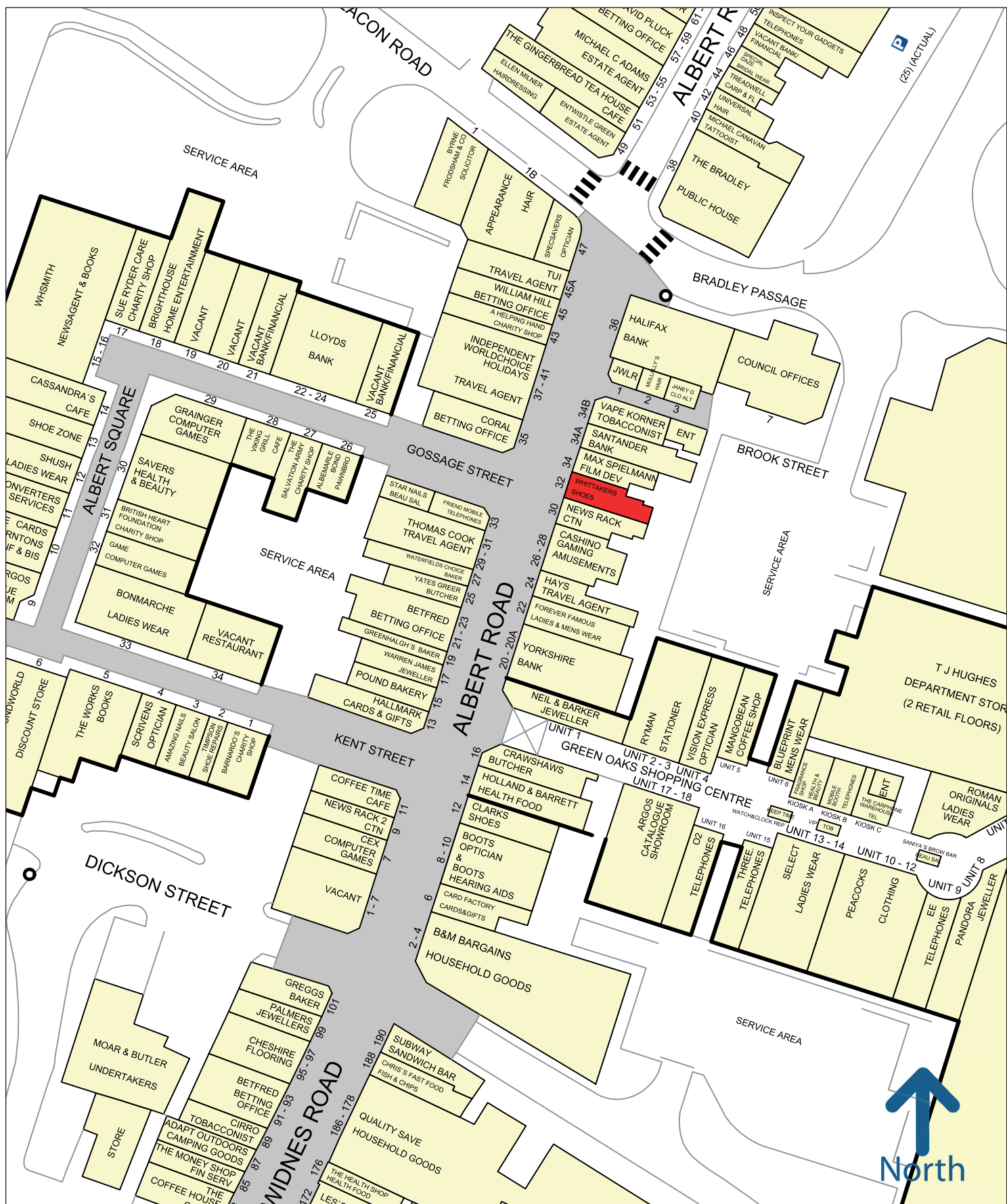
Details Prepared March 2019

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