

FOR SALE

FREEHOLD RETAIL HIGH STREET INVESTMENT

107.6M² (1,089FT²)



**75 WIDNES ROAD
WIDNES
WA8 6AZ**

- LET TO THE RSPCA
- AVERAGE RENTAL £18,000 PA EXCLUSIVE
- EXCELLENT LOCATION IMMEDIATELY OPPOSITE PEDESTRIAN ACCESS TO NEW WIDNES SHOPPING PARK ANCHORED BY MARKS & SPENCER, BOOTS, RIVER ISLAND, NEW LOOK, WILKINSONS



Dixon Webb
PROPERTY CONSULTANTS

Dixon Webb 
PROPERTY CONSULTANTS

08453 577577
www.dixonwebb.com

LOCATION

Widnes is located within Halton Borough Council and is one of the two main towns, the other being Runcorn, which form the nucleus for the Borough. Widnes has a population of approximately 55,000 and is located on the northern bank of the River Mersey approximately 12 miles to the south east of Liverpool. Widnes is provided with excellent road communications with access to the M62, M56 and M57 all being readily available.

The property is prominently situated in a good town centre location on Widnes Road close to its junction with Salisbury Street within the pedestrianised area of the Town Centre adjacent to the prime retail area centred on Albert Road and its intersection with the Greenoaks Centre and Albert Square shopping development.

The new Widnes Retail Park has been redeveloped and provides a new Marks & Spencer department store, which linked with the other high street multiple names of Boots, River Island, New Look, etc., have significantly transformed this part of the town centre. There is a direct access to the Park immediately opposite the subject property. The Widnes Road area of the town centre has seen a significant improvement in pedestrian activity.

Please see attached Goad Plan.

DESCRIPTION

A double fronted retail property arranged over two floors. The ground floor has substantial double frontage with electrically operated roller shutter security screens. The upper parts comprise ancillary storage/staff facilities

ACCOMMODATION

Internal width	7.26m	23ft 10in
Shop depth	9.37m	30ft 9in
Ground Floor Sales	50.91m ²	548ft ²
First Floor Ancillary/Kitchen	50.07m ²	539ft ²

SERVICES

All mains services with the exception of gas are connected to the premises.

RATING

The 2010 entry appearing in the Rating List for the premises is £10,250.

LEASE

The premises are let to the Trustees of the RSPCA (Warrington, Halton & St Helens Branch – Registered Charity No. 232259) by way of a new 10 year lease with effect from January 2011 on full repairing and insuring terms (subject to a schedule of condition) with a tenant only break at year 5.

RENTAL

The rental is stepped over the first 5 years of the lease commencing at £17,000 pa exclusive in year 1 and rising to £20,000 pa exclusive in year 5. The average is £18,000 pa exclusive.

VAT

The property is not currently opted for VAT.

PRICE

Offers in excess of £225,000 subject to contract are invited.

COSTS

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

VIEWING & FURTHER INFORMATION

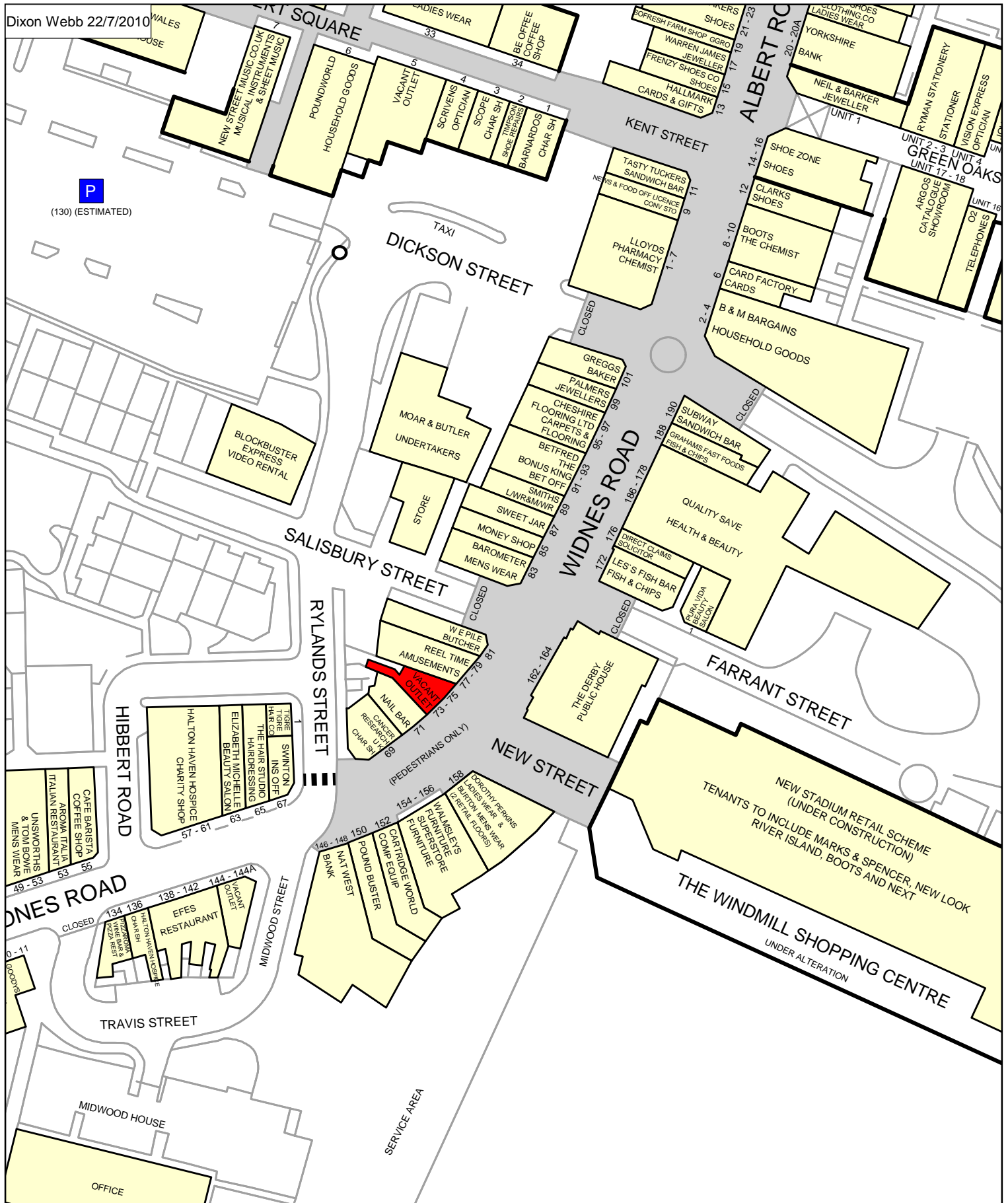
Please contact:
Stephen Gleave sgleave@dixonwebb.com
or call 08453 577577

Subject to Contract
WA4939 May 2011

**Dixon Webb, Oak House, Sutton Quays Business Park, Clifton Road,
Sutton Weaver, Cheshire, WA7 3EH**

THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT THEIR ACCURACY CANNOT BE GUARANTEED. The property is offered subject to the owners confirmation, to a contract and to not being sold elsewhere in the meantime. Dixon Webb for themselves and for the vendors or lessors of the property whose agents they are give notice that: 1 the particulars are set out as general outline only for the guidance of the intending purchasers or lessors, and do not constitute part of an offer or contract; 2 all dimensions, references to conditions and necessary permissions for use and occupation, and other details are given without responsibility and only intending purchasers or tenants, should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, no person in the employment of Dixon Webb has any authority to make or give any representation or warranty whatever in relation to this property.

Dixon Webb is a trading name of Dixon Webb LLP which is a limited liability partnership registered in England and Wales.
Partnership Number: OC301888. Registered Office: 42 Whitechapel, Liverpool L1 6DZ



goad Network
For more information on our products and services:
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2010 Experian Ltd All Rights Reserved
This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2010. Licence number PU 100017316.
Mapping sourced from Ordnance Survey
For full terms & copyright conditions visit www.goadplans.co.uk

Dixon Webb
PROPERTY CONSULTANTS
08453 577577
www.dixonwebb.com