

# TO LET

UNIT 4, ALBERT SQUARE, WIDNES, WA8 6JW



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Don't Tell Your Friends



**GRACIE BARRA**  
BRAZILIAN



ARRA

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# LOCATION

UNIT 4, ALBERT SQUARE, WIDNES, WA8 6JW

THE PROPERTY IS SITUATED ON ALBERT ROAD, WIDNES PROMINENTLY LOCATED IN THE TOWN CENTRE SURROUNDED BY NATIONAL OCCUPIERS SUCH AS GREGGS, SUBWAY, COSTA, SPORTS DIRECT AND MARKS & SPENCER. LOCATED JUST 0.3 MILES AWAY FROM THE A557 WHICH PROVIDES A DIRECT LINK TO THE M62 CONNECTING LIVERPOOL AND MANCHESTER



# DETAILS



UNIT 4, ALBERT SQUARE, WIDNES, WA8 6JW

## DESCRIPTION

- PRIME LOCATION IN THE HEART OF WIDNES TOWN CENTRE
- GROSS FIRST FLOOR ACCOMMODATION – 1,539 SQ.FT
- GROSS SECOND FLOOR ACCOMMODATION – 495 SQ.FT
- HIGHSTREET FRONTAGE
- SUITABLE FOR USE CLASS E
- CLOSE TO AMENITIES

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## TERMS OF LEASE

- PREMISES AVAILABLE BY WAY OF A NEW LEASE FOR A TERM FROM 3 YEARS

## RENTAL

- £15,000 PER ANNUM EXCLUSIVE OF VAT

# ENQUIRIES



UNIT 4, ALBERT SQUARE, WIDNES, WA8 6JW

 SUITE 1, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

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