

# TO LET

116 BANCROFT ROAD, WIDNES, WA8 3LL



 **FUNKY MONKEYS KID'S CLUB**  
Tel: 07895 920 040  
[www.funkymonkeyskidsclub.co.uk](http://www.funkymonkeyskidsclub.co.uk)  
Breakfast, After-School  
& Holiday Club

MEMBERSHIP OF AN AFTER-SCHOOL  
AFTER-SCHOOL CLUB 3.15-4.05PM  
HOLIDAY CLUB - SEE FOR DETAILS

# LOCATION



116 BANCROFT ROAD, WIDNES, WA8 3LL

**116 BANCROFT ROAD IS PROMINENTLY POSITIONED WITHIN A WELL-ESTABLISHED COMMERCIAL AND RESIDENTIAL AREA OF WIDNES, OFFERING A PRACTICAL AND ACCESSIBLE LOCATION FOR A VARIETY OF BUSINESS USES.**

**THE PROPERTY LIES WITHIN EASY REACH OF WIDNES TOWN CENTRE, WHICH PROVIDES A COMPREHENSIVE RANGE OF RETAIL, LEISURE AND BANKING AMENITIES. NEARBY DESTINATIONS SUCH AS WIDNES MARKET AND THE GREENOAKS SHOPPING CENTRE CONTRIBUTE TO THE TOWNS ESTABLISHED RETAIL OFFERING AND HELP DRAW VISITORS TO THE WIDER AREA.**



# DETAILS

116 BANCROFT ROAD, WIDNES, WA8 3LL



## DESCRIPTION

- PROMINENT LOCATION JUST EAST OF WIDNES TOWN CENTRE
- ACCOMMODATION – 732 SQ.FT
- WELL-ESTABLISHED PARADE OF RETAIL UNITS
- SUITABLE FOR USE CLASS E AND SIMILAR
- CLOSE TO AMENITIES
- CAR PARKING
- ELECTRIC ROLLER SHUTTER DOOR

## LEGAL COSTS

- THE LANDLORD REQUIRES THE TENANT MAKES A CONTRIBUTION TO THE LEGAL FEES OF £900 PLUS VAT

## TERMS OF LEASE

- PREMISES AVAILABLE BY WAY OF A NEW LEASE FOR A TERM OF 6 YEARS WITH A BREAK CLAUSE AT THE END OF THE 3RD ANNIVERSARY OF THE LEASE

## RENT

- £5,400 PER ANNUM EXCLUSIVE OF VAT

# ENQUIRIES

116 BANCROFT ROAD, WIDNES, WA8 3LL



 SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

 [JORDAN@READPROPERTY.INFO](mailto:JORDAN@READPROPERTY.INFO)

 [WWW.READPROPERTIES.CO.UK](http://WWW.READPROPERTIES.CO.UK)

 01925 213987



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