

# TO LET

16 VINE STREET, WIDNES, WA8 6DW



# LOCATION

16 VINE STREET, WIDNES, WA8 6DW



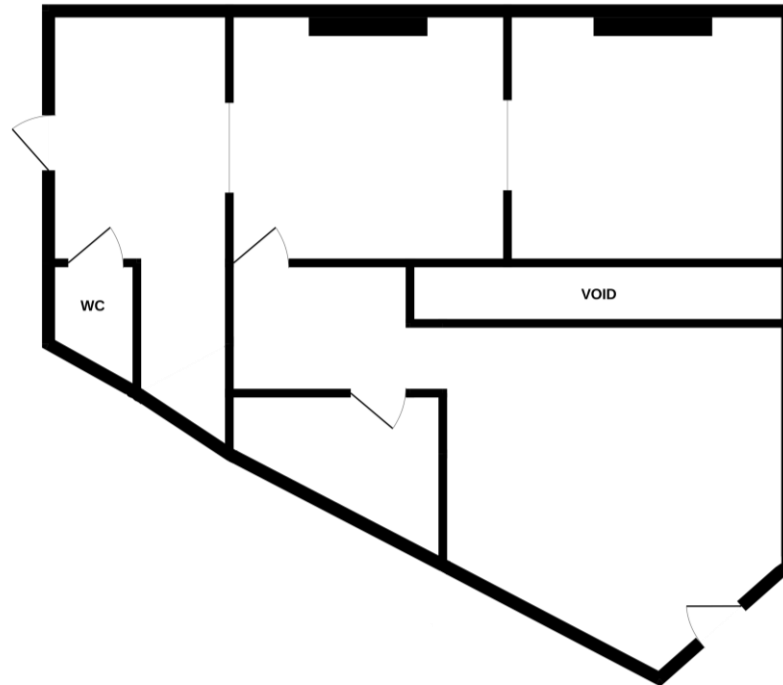
**PRIME LOCATION IN THE HEART OF WIDNES TOWN CENTRE, 16 VINE STREET BENEFITS FROM EXCELLENT ACCESSIBILITY AND STRONG LOCAL AMENITIES. THE PROPERTY IS SITUATED CLOSE TO A RANGE OF RETAIL, LEISURE AND PROFESSIONAL SERVICES, WITH CONVENIENT ROAD CONNECTIONS VIA THE A562 AND A557, PROVIDING EASY ACCESS TO LIVERPOOL, WARRINGTON AND THE WIDER NORTH WEST REGION.**

**WIDNES RAILWAY STATION IS WITHIN EASY REACH, OFFERING REGULAR SERVICES TO SURROUNDING TOWNS AND CITIES. THE AREA BENEFITS FROM A MIX OF COMMERCIAL, RETAIL AND RESIDENTIAL USES, GENERATING CONSISTENT FOOTFALL AND BUSINESS ACTIVITY THROUGHOUT THE DAY**



# FLOORPLAN

16 VINE STREET, WIDNES, WA8 6DW



# DETAILS

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## DESCRIPTION

- PROMINENT LOCATION ON VINE STREET, WIDNES
- ROADSIDE FRONTAGE
- GROUND FLOOR ACCOMMODATION – 736 SQ.FT
- COMMERCIAL UNIT IS SUITABLE FOR USE CLASS E AND SIMILAR
- RECENTLY REFURBISHED TO A HIGH SPECIFICATION
- EXCELLENT TRANSPORT LINKS
- CLOSE TO AMENITIES

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## TERMS OF LEASE

- THE GROUND FLOOR IS AVAILABLE BY THE WAY OF A NEW LEASE FOR A TERM FROM 3 YEARS

## PRICE

- £12,000 PER ANNUM (WE UNDERSTAND THERE IS NO VAT PAYABLE)

# ENQUIRIES

16 VINE STREET, WIDNES, WA8 6DW



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

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**zoopla**

