

FOR SALE

169 ALBERT ROAD, WIDNES, WA8 6LH



LOCATION

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169 ALBERT ROAD OCCUPIES A PROMINENT POSITION WITHIN A WELL-ESTABLISHED COMMERCIAL AND RESIDENTIAL AREA OF WIDNES, OFFERING A HIGHLY ACCESSIBLE LOCATION WITH STRONG LOCAL CONNECTIVITY AND A CONSISTENT COMMUNITY CATCHMENT.

SITUATED ON ONE OF WIDNES' PRINCIPAL THOROUGHFARES, THE PROPERTY BENEFITS FROM GOOD LEVELS OF PASSING VEHICULAR TRAFFIC AND PEDESTRIAN FOOTFALL, MAKING IT WELL SUITED TO A VARIETY OF COMMERCIAL USES. THE SURROUNDING AREA FEATURES A MIX OF INDEPENDENT RETAILERS, LOCAL SERVICES, CAFÉS, AND RESIDENTIAL HOUSING, CREATING A VIBRANT AND ESTABLISHED TRADING ENVIRONMENT.

CONNECTIVITY IS A KEY ADVANTAGE OF THE LOCATION. ALBERT ROAD BENEFITS FROM EXCELLENT ACCESS TO THE A562, A557, AND THE MERSEY GATEWAY BRIDGE, PROVIDING CONVENIENT LINKS TO THE M62, M56, AND M6 MOTORWAY NETWORKS. THIS ENABLES STRAIGHTFORWARD TRAVEL TO MAJOR REGIONAL CENTRES INCLUDING LIVERPOOL, MANCHESTER, AND CHESTER.



DETAILS

169 ALBERT ROAD, WIDNES, WA8 6LH



DESCRIPTION

- PROMINENT LOCATION ON ALBERT ROAD, WIDNES
- ROADSIDE FRONTAGE
- COMMERCIAL UNIT IS SUITABLE FOR USE CLASS E AND SIMILAR
- EXCELLENT TRANSPORT LINKS
- CLOSE TO AMENITIES
- THE PROPERTY COMPRISES OF A COMMERCIAL UNIT ON THE GROUND FLOOR, WITH A FLAT ABOVE

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TENURE

- FREEHOLD

PRICE

- OFFERS IN EXCESS OF £130,000 (WE UNDERSTAND THERE IS NO VAT PAYABLE)

ENQUIRIES

169 ALBERT ROAD, WIDNES, WA8 6LH



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