

FOR SALE

81 WIDNES ROAD, WIDNES, WA8 6AZ



LOCATION

81 WIDNES ROAD, WIDNES, WA8 6AZ



81 WIDNES ROAD ENJOYS A PROMINENT AND HIGHLY ACCESSIBLE POSITION WITHIN WIDNES, OFFERING EXCELLENT CONNECTIVITY TO THE TOWN CENTRE AND THE WIDER CHESHIRE AND NORTH WEST REGION.

THE LOCATION BENEFITS FROM A RANGE OF LOCAL AMENITIES, RETAIL FACILITIES, CAFÉS, AND EVERYDAY SERVICES, ALL WITHIN EASY REACH. THE PROPERTY IS WELL PLACED FOR ACCESS TO THE REGION'S MAJOR ROAD NETWORKS, WITH THE M56, M62, AND M6 MOTORWAYS PROVIDING RAPID LINKS TO LIVERPOOL, MANCHESTER, WARRINGTON, CHESTER, AND BEYOND. WIDNES RAILWAY STATION ALSO PROVIDES CONVENIENT RAIL CONNECTIONS TO SURROUNDING TOWNS AND CITIES



PHOTOS

81 WIDNES ROAD, WIDNES, WA8 6AZ



DETAILS

81 WIDNES ROAD, WIDNES, WA8 6AZ



DESCRIPTION

- PRIME LOCATION IN THE HEART OF WIDNES TOWN CENTRE
- HIGHSTREET FRONTAGE
- EXCELLENT TRANSPORT LINKS
- CLOSE TO AMENITIES
- THE PROPERTY COMPRISES OF A COMMERCIAL UNIT ON THE GROUND FLOOR, WITH A TWO BEDROOM FLAT ABOVE
- CAR PARKING TO THE REAR

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

PRICE

- £220,000 (WE UNDERSTAND THERE IS NO VAT PAYABLE)

TENURE

- LONG LEASEHOLD FOR 999 YEARS FROM JANUARY 1882

TENANCY DETAILS

- COMMERCIAL UNIT - THE ELECTRONIC CIGARETTE COMPANY (UK) LIMITED COMMENCING 9TH DECEMBER 2024 FOR A TERM OF 5 YEARS, PAYING A CURRENT RENTAL OF £12,000 PER ANNUM.
- RESIDENTIAL FLAT – COMMENCING 8TH OCTOBER 2025 PAYING £7,800 PER ANNUM

ENQUIRIES

81 WIDNES ROAD, WIDNES, WA8 6AZ



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

 **JORDAN@READPROPERTY.INFO**

 **WWW.READPROPERTIES.CO.UK**

 **01925 213987**



zoopla

