

# Albert Road

Widnes, Lancashire, WA8

£750 pcm



## Details in brief

Available Date: 09/10/2022

Deposit: £1500

Bedrooms:

Bathrooms:

Length of Tenancy: N/A

Furnishing:

Type of building: Office

## Upad.co.uk

Telephone: 02037506355

Email: info@upad.co.uk

## Full features

- No Tenant Fees
- Great Location
- Rent Directly from the Landlord

## Full description

### Features and description

- Double Aspect Return Frontage
- Free from Council Business Rates
- Close to Town Centre

### Location

The property is situated on the one way section of Albert Road, in the centre of Widnes, Cheshire.

Widnes Town Centre is located approximately 12 miles south east of Liverpool and Warrington town centre is approximately 8 miles to the east.

PLEASE NOTE: In accordance with the Property Misdescriptions Act (1991) we have prepared this information as a general guide to the property. It is not intended to form part of any offer or contract. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.

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Access to the regional motorway network can be made via junction 7 of the M62, approximately 3 miles north.

## Description

The property comprises a ground floor office premises and was previously occupied as an Estate Agents office.

Internally the property provides modern office space with an additional individual office space, a kitchen, WC and comms cupboard.

The shop benefits from a UPVC double glazed Double Aspect Return Frontage for excellent visibility and prominence.

Integrated Security Shutters.

## Services

Mains electricity, water, gas and drainage are connected.

## Lease Terms

Available by way of a new tenants full repairing and insuring lease for a negotiable term in the sum of £9,000 per annum.

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