51-53
WATERLOO ROAD
WIDNES WA8 0QR

TO LET

RARE LOW SITE DENSITY OPPORTUNITY 5,350 Q. FT. ON 0.96 ACRES

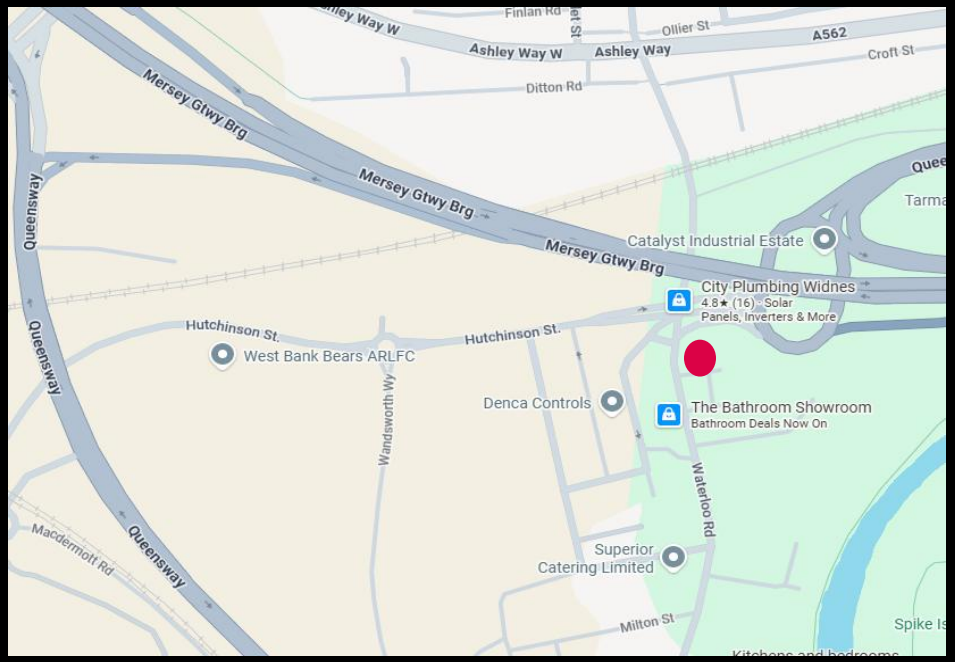
Up to c.79,000* vehicles per day crossing the two adjacent bridges

LOCATION

The premises are located on Waterloo Road/Sankey Street within the West Bank area of Widnes which overlooks the Widnes Eastern Bypass.

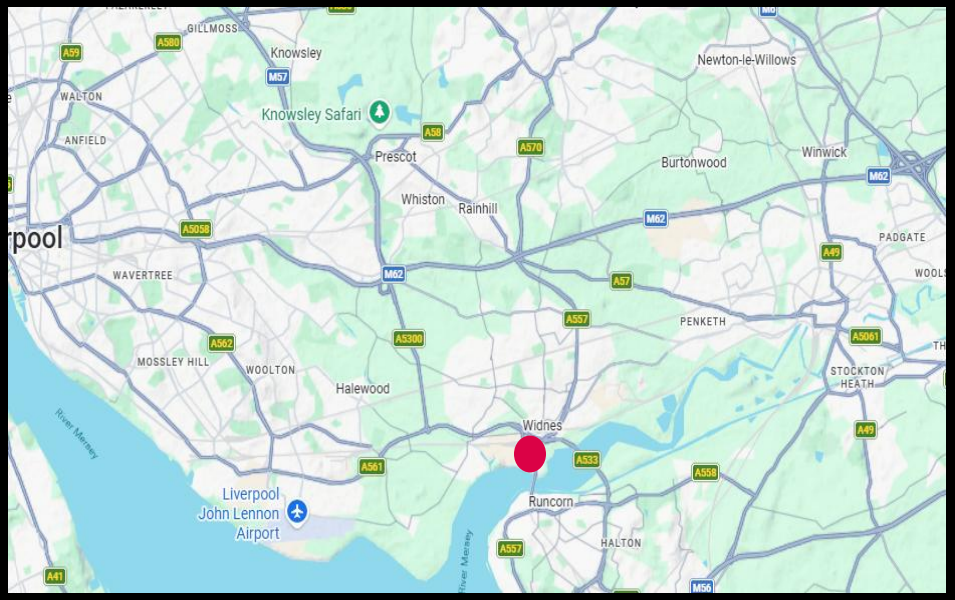
This area of Widnes is predominantly an industrial/trade counter trading area. Easy access is available to the new Mersey Gateway Bridge which provides access to the M56 motorway.

Access is also available to the M57 and M62 motorways via the Queensway Expressway and the Widnes Eastern Bypass.



SPECIFICATION

The premises comprise a semi-detached industrial / trade counter unit of concrete frame construction with part brick and part profiled metal clad elevations.
Access is provided via either a level access door to the rear or to the side elevation. The accommodation provides a front reception area, private offices, toilet facilities together with clear workshop space to the rear. Externally there is a large, concreted yard that is secure by way of a high perimeter fence and concrete fence slabs.



DRIVE TIMES	
Widnes	5 mins
Runcorn	8 mins
Warrington	14 mins
Liverpool City Centre	25 mins
Manchester City Centre	30 mins
Manchester Airport	30 mins

TERMS

Quoting rental of £95,000 per annum, plus VAT.

New FRI lease on terms to be agreed.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

EPC

51-53 Waterloo Road WIDNES WA8 0QR	Energy rating C	Valid until:	5 May 2036
		Certificate number:	8479-0718-8679-6214-4644

RATEABLE VALUE

Interested parties should make their enquiries to the local authority, Halton Borough Council. We understand that the current Rateable Value is £26,750.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statue.

TENURE

The property is held on a freehold basis.

CONTACT

For further information / viewings please contact.

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