

**34A Kershaw Street, Widnes, WA8 7JA****Self-Contained Business Unit****Summary**

Tenure	To Let
Available Size	1,017 sq ft / 94.48 sq m
Rent	£13,500 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Brand New Unit
- Gated Access
- Available Immediately
- Variety of Trades Suitable
- Roller Shutter Frontage
- All Inclusive Rent
- Self-Contained
- Parking/Loading to Front

Location

The unit is situated off Liverpool Road, within a small estate which holds a two storey office and a smaller business unit next door the location known as Ditton and this popular village lies to the north west of Widnes Town Centre.

The immediate vicinity is a highly dense population of residential with the commercial elements further from the units fronting Liverpool Road.

Description

We are delighted to bring to the rental market this newly renovated and refurbished business unit located within a small parade of terrace business units which share car parking with the neighbouring offices and two other units.

With dual roller shutters installed used for loading and the front entrance, this unit has the extra security providing that peace of mind for an incoming tenant.

Internally the unit comprises of a large open plan area which dog legs to the left upon entry to enable further storage space and or office space if required. Upon entry there is brand new kitchen unit, a brand new w/c facility and a designated office space with dual windows in situ.

The unit would lend itself to a mixed use business requiring internal storage space with the use of an office alongside. Included within the unit is designated parking directly outside the unit, this is shared with the office space and local business Ace Blinds.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Unit	1,017	Available
Total	1,017	

Rental

£13,500 per annum exclusive.

Services

Water, electric and drainage are connected.

Lease Terms

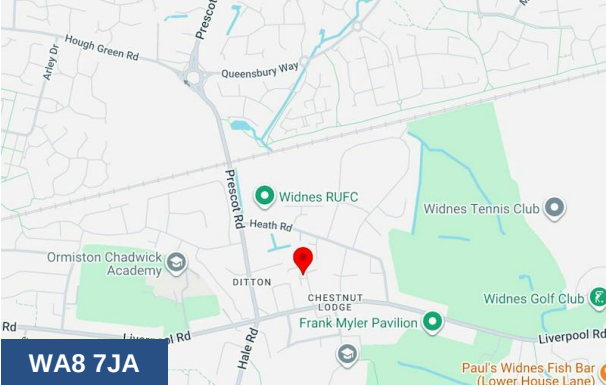
Available by way of a new tenants full repairing and insuring basis for a minimum 3 year term.

Legal Costs

Each party to bear their own legal costs incurred throughout the transaction.

VAT

We are advised that VAT is not applicable to the above rental price.



Viewing & Further Information



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