



## Premises at Ditton Road, Widnes, WA8 0NP

Refurbished Detached Unit with Yard

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,055 sq ft / 98.01 sq m
<b>Rent</b>	£13,500 per annum
<b>Business Rates</b>	To be separately assessed, although we anticipate the Rateable Value should be under £12,000.
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Stand Alone Unit
- Enclosed Rear Yard
- Re-Roofed
- Not on Estate
- Parking to Front
- 2 New Roller Shutters
- New Windows
- Easy Main Road Access

Location

The property is situated in an established commercial area of Widnes to the South of the Town Centre.

Positioned at the west end of Ditton Road, the property benefits from good transport links, with easy access to the Mersey Gateway Bridge within 1/4 mile.

The A562 Ashley Way runs directly behind the property and the Speke Road expressway runs to the front, making the property extremely visible to high volumes of passing traffic.

Description

A new Lease is offered to rent this refurbished detached unit.

The unit is conveniently located having a degree of prominence from Ashley Way and also from the Mersey Gateway Bridge approach.

The unit is roadside and not hidden within an industrial estate, offering the occupier presence and identity.

Internally the unit comprises an open plan works area with 2 no. roller shutters and an office amenity block to one side.

Externally the unit comprises front forecourt for parking and loading and at the rear is an enclosed yard for additional parking and external storage.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	1,055	98.01
Total	1,055	98.01

Services

Mains electricity, water and drainage are connected.

Lease Terms

The unit is available on a new Tenant's Full Repairing & Insuring Lease for a minimum term of 3 years.

Rental

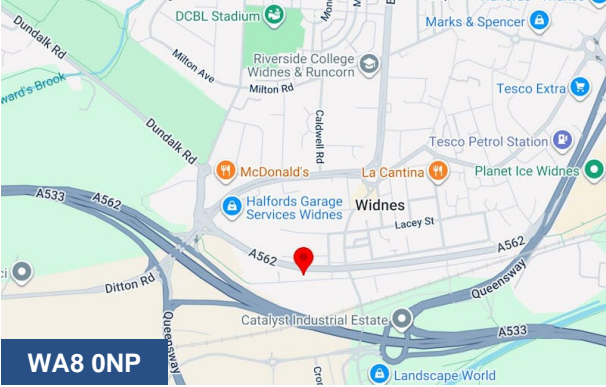
£13,500 per annum.

VAT

We are advised that VAT is not applicable to the property.

Legal Cost

Each party are to be responsible for their own legal costs.



Viewing & Further Information



**Alex Perry**  
01925 414909  
aperry@morganwilliams.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 07/10/2025