

TO LET

FIRST FLOOR/SECOND FLOOR SUITES
FROM 22.39 SQ M (241 SQ FT) TO 289.00
SQ M (3,110 SQ FT)

Lamb & Swift
Commercial Property

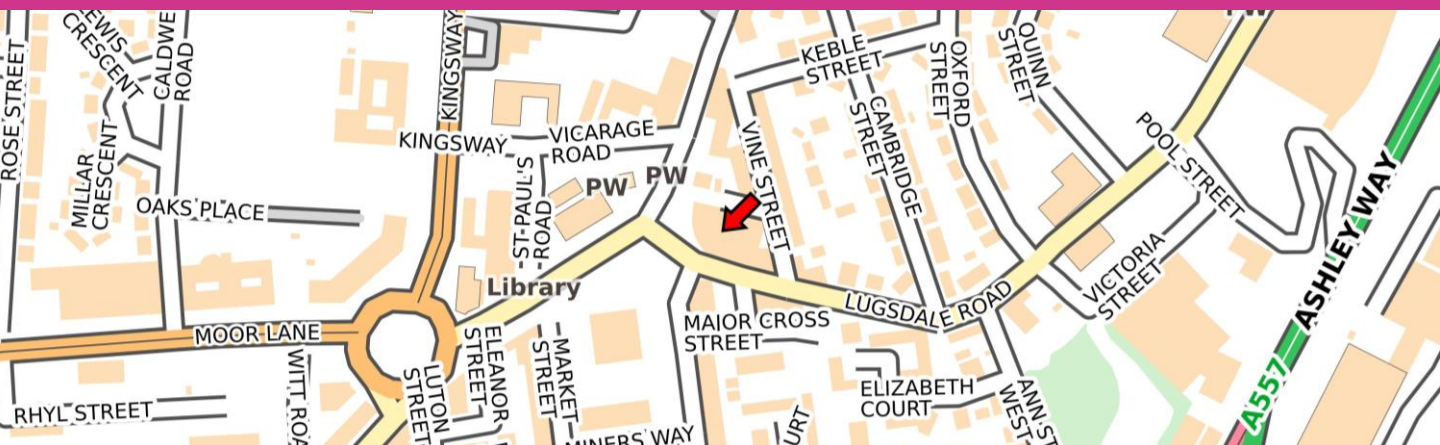
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FIRST FLOOR/SECOND FLOOR
VICTORIA HOUSE
WIDNES
WA8 6DJ

From
£3,600
Per annum

- Various sized suites available
- Centrally located landmark building
- Suitable for a variety of trades including leisure
- Suites from 241 sq ft to 3,110 sq ft



LOCATION

Victoria House is located in the heart of Widnes Town Centre, overlooking Victoria Square and within easy access to all of the town centre amenities, including a large Tesco Extra less than 0.5 miles along Lugsdale Road.

- M62 Junction 7.3 miles
- M56 Junction 12.6 miles
- Warrington 6.5 miles
- Liverpool 14 miles
- Chester 19 miles
- Manchester 26 miles

DESCRIPTION

The first floor comprises several suites that have been occupied by a variety of businesses including a dance school, a personalized stationery business, training rooms, a photographer and others. Each suite is independently occupied with a communal kitchen area and WC facilities.

The suites have been fitted out to a high standard to provide a range of sizes. The accommodation is fully DDA compliant with two entrances to the building, one of which incorporates a passenger lift.

The space is suitable for a wide range of uses with on street parking in the surrounding area.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas (shown on page 3)

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

Each suite has its own individual assessment for Business Rates and all suites to the first floor, with the exception of H1, qualify for Small Business Rates Relief.

Interested parties should contact the Local Authority to confirm their eligibility.

EPC

Energy Rating: D.

A full copy of the report can be made available upon request.

LEASE TERMS

The suites are available by way of a 6 or 12 month licence agreement. There is a one off £175 plus VAT contribution required for the creation of the licence.

RENTAL

The rent for each suite can be found on the Availability Schedule on page 3 of this brochure.

The rent is inclusive of gas usage as well as the communal maintenance and upkeep at the building.

Tenants pay a contribution to the electricity and building insurance separately to the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Joshua Morgan

Email: jmorgan@lambandswift.com

Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ



AVAILABILITY SCHEDULE

FLOOR/SUITE	SQ FT	RENT P.A.	AVAILABILITY
First Floor A2	807	£10,500	AVAILABLE
First Floor D2	872	£12,000	AVAILABLE
First Floor D3	420	£ 6,000	AVAILABLE
First Floor H1	3,110	£10,000	AVAILABLE
First Floor D7	241	£ 3,600	AVAILABLE
First Floor Q1	954	£11,000	AVAILABLE
First Floor Q3	710	£ 8,950	AVAILABLE
Second Floor Penthouse	1,410	£14,000	AVAILABLE

