

# TO LET

## FIRST FLOOR SUITE

### 16.3 SQ M (175 SQ FT)

**Lamb & Swift**  
Commercial Property

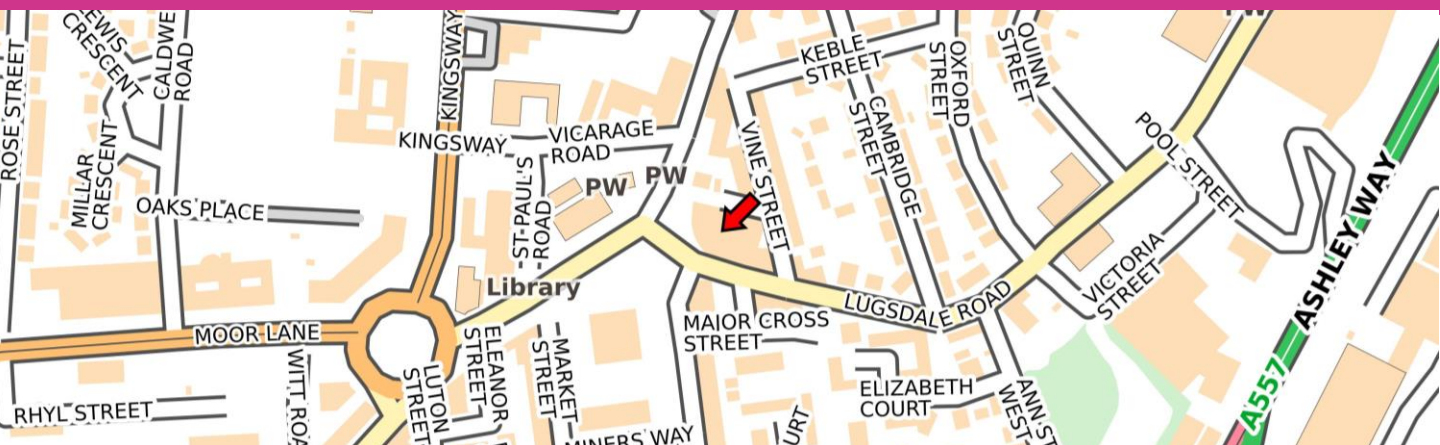
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**SUITE D6A  
FIRST FLOOR  
VICTORIA HOUSE  
WIDNES  
WA8 6DJ**

**£5,500  
Per annum**

- Last remaining office suite
- Centrally located landmark building
- The rent is inclusive of communal maintenance and upkeep
- Suite 16.3 sq m (175 sq ft)
- Separate contribution to services and buildings insurance



### 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 office suites which are occupied by a variety of businesses. Each suite is independently occupied and there is 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 last remaining suite provides a small office space, and there is on street parking in the surrounding area.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Area:

DESCRIPTION	SQ M	SQ FT
Suite D6A	16.3	175

### 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.

### LEASE TERMS

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

### BUSINESS RATES

Each suite has its own individual assessment for Business Rates and all suites to the first floor, 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.

### RENTAL

The rent is £5,500 per annum.

The rent is inclusive of communal maintenance and upkeep at the building.

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

### VAT

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

### LEGAL COSTS

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

### ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

### VIEWING

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

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**Contact:** Joshua Morgan

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