

TO LET

FIRST FLOOR STUDIO

289.00 SQ M (3,110 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**SUITE H1
FIRST FLOOR
VICTORIA HOUSE
WIDNES
WA8 6DJ**

**£10,000
Per annum**

- Studio space suitable for a variety of uses
- High ceilings
- Ideal for leisure and fitness
- Centrally located landmark building
- Formerly used for gymnastics



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.

Suite H1 provides a unique commercial space, suitable for a variety of trades but ideal for fitness or leisure.

The suite provides a substantial open and uninterrupted space with high ceilings.

The building has communal waiting areas with seating and there is on street parking in the area.

ACCOMMODATION

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

| DESCRIPTION | SQ M | SQ FT |
|-------------|------|-------|
| Suite H1 | 289 | 3,110 |

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

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £20,000 from 1st April 2023.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

Energy Rating: D.

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

LEASE TERMS

The suite is 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.

A longer commercial lease is available is required.

RENTAL

The rental is £10,000 per annum.

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.

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