

TO LET

BUSINESS UNIT

66.10 SQ M (711 SQ FT)

Lamb & Swift
Commercial Property

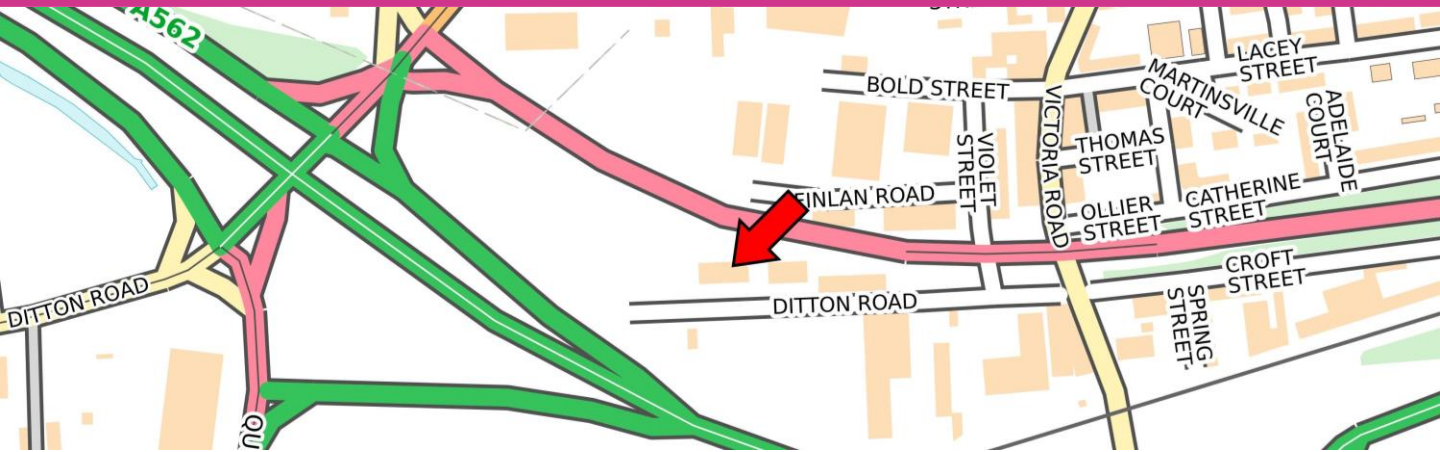
01204 522 275 | lambandswift.com



**HB HOUSE
DITTON ROAD
WIDNES
WA8 0WS**

£9,000
Per annum

- Modern business unit
- Ideal for office, storage, trade counter or alternative uses
- £9,000 per annum
- Car park to frontage



LOCATION

The property is situated in an industrial 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 access to the new Mersey Gateway Bridge within 1 mile of the unit.

DESCRIPTION

A mid-terraced self-contained commercial unit suitable for a variety of uses including office, trade counter or storage.

Internally the unit is laid out with a front entrance leading to a reception room, with WC facility. Behind is a further two office/storage rooms with further accessible WC to the rear elevation.

Externally there is a parking forecourt to the front and a yard for loading to the rear.

Within the same building there is a first floor office space currently vacant, which could be taken alongside this unit if required. This additional space comprises two office rooms with WC and kitchen.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Reception/Front Office	23.30	251
Middle Office	21.70	233
Rear Office	21.10	227
TOTAL	66.10	711

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £9,000 per annum.

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

Interested parties are advised to make their own enquiries with the Local Rating Authority.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

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: Josh Morgan

Email: jmorgan@lambandswift.com

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

