

# TO LET

## GROUND FLOOR RETAIL UNIT

### 31.40 SQ M (338 SQ FT)

**Lamb & Swift**  
Commercial Property

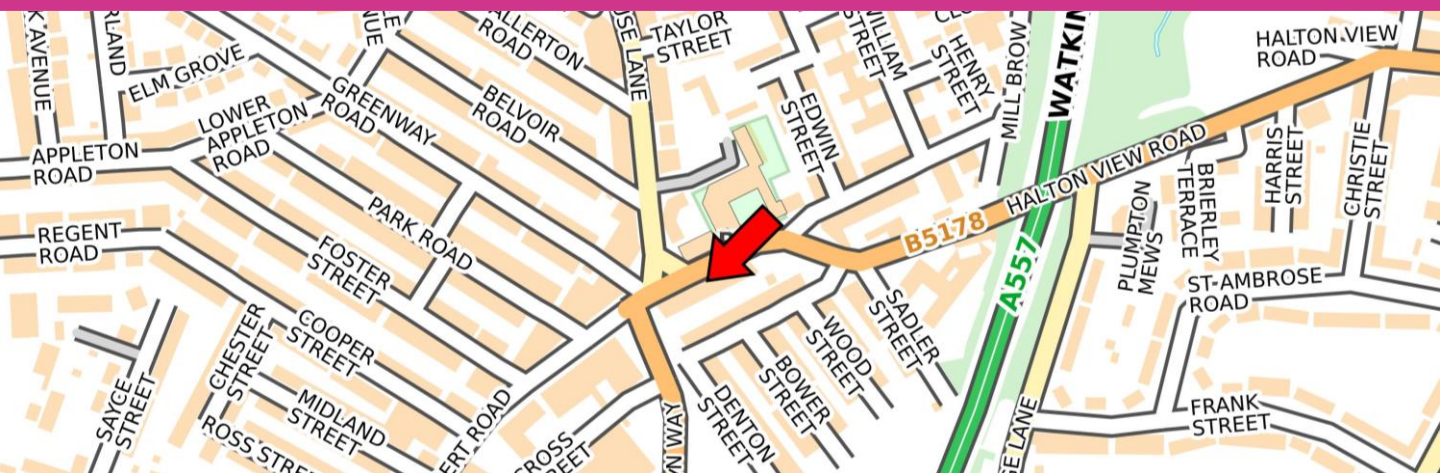
01204 522 275 | lambandswift.com



**136 ALBERT ROAD  
WIDNES  
WA8 6LG**

**£7,500**  
Per annum

- Refurbished ground floor retail unit, ready for occupation
- Prominently positioned fronting Albert Road at busy crossroad junction
- Suitable for a variety of trades
- £7,500 per annum



### LOCATION

The property is situated in Widnes Town Centre and occupies a prominent position fronting Albert Road, at its junction with Peel House Lane and Greenway Road.

The pedestrianized section of the town centre is 0.2 miles to the south west along Albert Road.

### DESCRIPTION

The property comprises a ground floor retail unit that would be suitable for a variety of trades.

The shop is refurbished and ready to occupy, which will include a new shop front and external steel security shutter. The shop provides an open plan retail space to the front, with a kitchen, WC and store to the rear.

Externally there is a small yard to the rear.

There is a separately accessed first floor flat which is not included within this letting.

A floor plan can be found on page 3 of this brochure – though the dividing wall in the retail space has now been removed.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
TOTAL	31.40	338

### LEASE TERMS & RENTAL

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

The rental is £7,500 per annum.

### SERVICES

The mains services connected to the property include water, electricity supply and 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 £3,150 from 1st April 2023.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 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.

### 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.

Telephone: 01204 522275

Contact: Josh Morgan

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