

TO LET

Lamb & Swift
Commercial Property

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TWO STOREY COMMERCIAL PROPERTY SUBJECT TO REFURBISHMENT

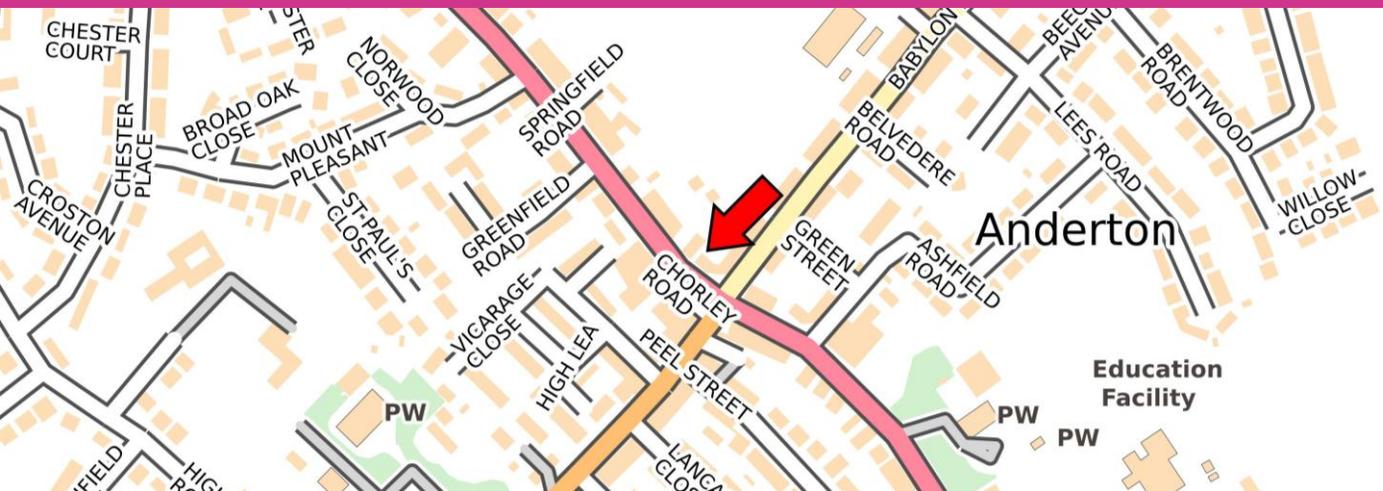
Historical image taken prior to works commencing included for indicative purposes only.
Photo will be updated on completion of external works.



**2-6 Appleton Village
Widnes
WA8 6DZ**

£26,000
Per annum

- Former doctors' surgery, suitable for a variety of uses
- Prominent location fronting Appleton Village
- Property is to undergo complete refurbishment
- Rare opportunity for Tenant's to spec the refurbishment with the Landlord
- Off-street parking, yard or garden to the rear
- Rental £26,000 per annum



LOCATION

The subject property occupies a prominent position fronting Appleton Village, at its junction with Regent Road.

The property is set within a predominantly residential area, close to St Bede's Catholic Church and Junior School, approximately 1 mile to the north of Widnes Town Centre.

[What3Words](https://www.what3words.com////civic.bolts.tricky) – ///civic.bolts.tricky

DESCRIPTION

The subject property comprises a 2 storey former Drs Surgery, which has been completely stripped out and is ready for refurbishment. The Landlord is currently completing external works and is providing a rare opportunity for a Tenant to work alongside them to complete the internal refurbishment to their desired specification.

The internal accommodation is arranged over two floors and will benefit from an external area to the rear for yard, garden or off-street parking. The premises is suitable for a variety of trades, including but not limited to office, beauty, children's day care, medical, vets or leisure.

ACCOMMODATION

We understand the internal area of the property to be as follows (based on plans provided). Internal areas will be confirmed once refurbishment is complete:

DESCRIPTION	SQ M	SQ FT
Ground Floor	128.50	1,383
First Floor	119.00	1,280
TOTAL	247.50	2,663

LEASE TERMS & RENTAL

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

The rental is £26,000 per annum exclusive though could vary dependent on standard of internal refurbishment agreed with Landlord.

SERVICES

The mains services connected to the property include water, gas, 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

Due to refurbishment the property does not currently have a Business Rates listing and will be assessed on completion of works.

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.

From 1st April 2026, the standard multiplier for all non-Retail, Hospitality and Leisure properties will change to 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

From 1st April 2026, the standard multiplier for all Retail, Hospitality and Leisure properties will change to 43.0 pence in the £, or 38.2 pence in the £ for qualifying small businesses.

EPC

The property currently has an EPC score of E – 124 (prior to refurbishment), 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.

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