



SITUATION

Located in the pedestrianised town centre opposite **Cancer Research** and amongst such multiples retailers as **Home Bargains**, **Greggs**, **Subway** and close to the entrance to **Widnes Shopping Park**.

Widnes is located on the main A562 and A568, midway between the M2 and M66 approx. 12 miles from Liverpool and 7 miles from Warrington.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor.

The property benefits from a **rear yard for parking 1 car** and the use of a rear Service Area for loading.

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|-------------------|
| Gross Frontage | 16'7" |
| Internal Width | 14'8" |
| Shop Depth | 44'8" |
| Built Depth | 56'11" |
| Area | Approx. 758 sq ft |

First Floor Ancillary

| | |
|----------------|-------------------|
| Area | Approx. 309 sq ft |
| Kitchenette/WC | |

Total Area **Approx. 1,067 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD plus a rear section of the property is held **Leasehold** for a term of 1000 years from 1st January 1868 at a fixed annual ground rent of less than £5 p.a. – refer to the Office Copy Entries and Title Plans in the legal pack.

TENANCY

The entire property is let on a full repairing and insuring lease to **I. Mohamed as a Convenience Store** for a term of 10 years from 2nd September 2025 at a current rent of **£20,000 per annum** exclusive.

Tenant's Break September 2027

Note 1: There is a £5,000 Rent Deposit currently being held.

Note 2: No. 150 Widnes Road is also being offered for sale in this Auction – see Lot 9.

£20,000 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

AMB Law
Tel: 01473 276 104 Ref: Hollie Leckie
Email: hleckie@amblaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

