



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 the use of a rear Service Area for loading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'3"
Internal Width	18'2"
Shop Depth	45'8"
Built Depth	85'6"
Area	Approx. 1,248 sq ft
WC	

First Floor Ancillary

Area	Approx. 510 sq ft
Total Area	Approx. 1,758 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 **J. Nadirlu as a Barber** for a term of 6 years from 25th December 2020 at a current rent of **£15,000 per annum** exclusive.

Note 1: There is a £7,500 Rent Deposit currently being held.

Note 2: No. 152 Widnes Road is also being offered for sale in this Auction – see Lot 10.

£15,000 per annum

The Surveyors dealing with this property are
John Barnet 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'**



Lot 10
(No.152)

Lot 9
(No.150)