

## FOR SALE

7,500 SQ FT  
OFFICE / RETAIL DISPLAY / LEISURE SHOWROOM



### LOCATION

Victoria House is located in the heart of Widnes town centre overlooking Victoria Square and within easy access of all town centre amenities.

### DESCRIPTION

- Occupies an excellent trading position in central Widnes
- Provides spacious 7,200sq ft ground floor units benefiting from large display windows
- Suitable for a variety of retail, leisure & other commercial uses
- Close to main shopping district
- Front public car park
- Fitted out to a high standard
- Rear service yard.

### TERMS

Available on a long leasehold interest basis. Purchase price – Offers in the region of £500,000.





## TERMS

The property is available by way of a new internal repairing and insuring lease for a term of years to be agreed.

## DIRECTIONS AND ACCESS

Centrepont is readily accessible off the A551 and is located at the heart of the town centre off Lugsdale Road overlooking Victoria Square within easy access of the following:

- M62 junction 7.3 miles
- M56 junction 12.6 miles
- Warrington 6.5 miles
- Liverpool 14 miles
- Manchester 26 miles



## BUSINESS RATES

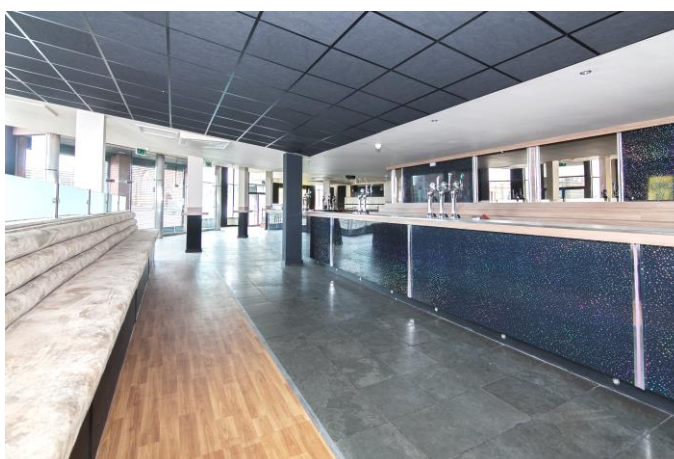
Rateable Value £27,000

Rate in £ 49.3p

Rates payable: £13,311 per annum

## SERVICES

All mains services are available to the property



## VIEWING AND FURTHER DETAILS:

**ROBERT TIMSON**

0161 495 2040 / 7921 057 840

[robert.timson@marylandsecurities.co.uk](mailto:robert.timson@marylandsecurities.co.uk)



**JOSH MORGAN**

01925 414 909

[jmorgan@morganwilliams.com](mailto:jmorgan@morganwilliams.com)



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