

for sale

Tenanted Investment Property

228 m² (2,454 ft²)



85-87 Victoria Road
Widnes
WA8 7RS

- 21 Year Lease From 3rd June 2020
- Highly Prominent Position
- Take-Away Use With Late Licence
- High Quality Fit-Out

MORGANWILLIAMS.com

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Location

The property is situated at the head of Victoria Road adjoining the busy roundabout.

The surrounding area is a combination of commercial and residential properties, with the new Mersey Gateway Bridge accessible within 1 mile.

The main shopping centre in Widnes is accessible on foot and is less than a mile to the north east.

Description

A substantial two storey end terraced building that is currently let to and operating as a hot food take-away.

The entire property is let for 21 years from 3rd June 2020 on a tenant's full repairing and insuring basis at a rent of £18,000 per annum.

The property is let to a limited company with the benefit of a personal guarantee.

The ground floor benefits from a modern and quality fit-out incorporating take-away, commercial kitchen, preparation, seating area and upper floor storage.

The property presents a long term investment opportunity and the lease contains no break options and upward only rent reviews at 3 yearly intervals.

Accommodation

Ground	132 m ²	1,421 ft ²
First	96 m ²	1,033 ft ²
Total	228 m²	2,454 ft²

Services

Mains electricity, water and drainage are connected.

E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

Rates

Rateable Value: £10,500.

Small Business Payable: Nil.

Non Qualifying Small Business Payable: £5,155.50

Sale Price

£190,000.

Yield

A purchase at the above price represents an attractive gross yield of 9.25% after purchase costs for the benefit of this long term Lease.

Tenure

Freehold.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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For details of other properties, our website address is

www.morganwilliams.com



SUBJECT TO CONTRACT

EPC Score Band G-199