



barkerproudlove
retail property consultants

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SHOPPING CENTRE PROPERTY / CLASS E Unit 17-18 Green Oaks Shopping Centre, Widnes



**TO
LET**

Viewing Strictly through the joint letting agents.

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Location:

Widnes is located approximately 14 miles south east of Liverpool and 7 miles west of Warrington. The town has a population of 60,221 (Census, 2011).

The scheme benefits from frontages on to the prime section of Albert Road and also to the Morrisons customer car park which offers 1,100 free car parking spaces. Retailers represented include Pandora, Peacocks, Vision Express, Roman, O2, Vodafone and Three. The unit is situated in a prominent position, close to the entrance from Albert Road, adjacent to O2 and opposite Vision Express.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Unit 17 Ground Floor	1,614	149.95
Unit 18 Ground Floor	1,593	148.00

Rent:

Unit 17 - £32,500 per annum exclusive

Unit 18 - £32,500 per annum exclusive

Tenure:

The premises are available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

Business Rates:

The premises are to be reassessed. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

Available on request.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

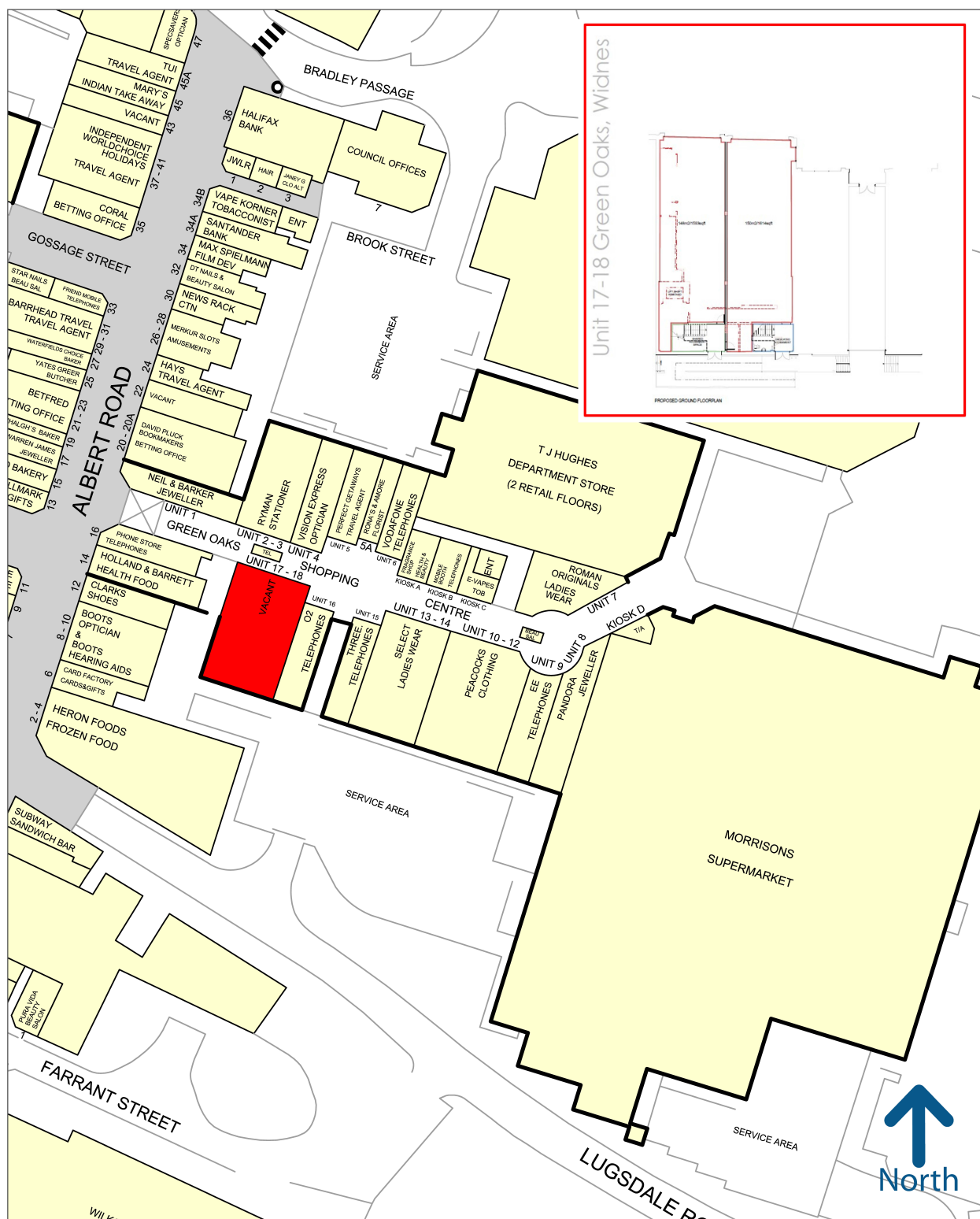
November 2023

Subject to Contract

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Widnes



Experian Goad Plan Created: 27/07/2023

Created By: Barker Proudlove Ltd

