

For Sale



Widnes

91-93 Widnes Road, WA8 6BJ

Ground Floor: 885 sq ft (82.3 sq m)

Guide Price: £175,000

Virtual Freehold Sale with Vacant Possession

Location & Description:

- **Virtual freehold for sale with vacant possession**
- **Prime trading position**
- **The subject premises are located on Widnes Road, in the heart of Widnes Town Centre**
- **Located close to Widnes Shopping Park**
- **Upper floors not inspected**

Demise:

Ground Floor 885 sq ft (82.3 sq m)

First Floor No Access

Guide Price:

£175,000.

Tenure:

Virtual Freehold with Vacant Possession –
91 Widnes Road is held on a long lease for 999
years from 29 September 1873
93 Widnes Road is held on a long lease for 999
years from 29 September 1873

EPC:

Energy Performance Rating Assessment – D.

Legal and Professional Fees:

Each party to bear their own costs.

VAT:

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

Planning:

The property is currently classed as sui-generis for
use as a betting office.

Rating Assessment:

Rateable Value (April 2023) – £16,250

Date Updated:

November 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money
Laundering Regulations the Purchaser/Tenant will be required to provide two
forms of identification and proof of the source of income.

Contact Us:

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