

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:

Andrew McGuiness

07769 641622

andrew@barkerproudlove.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.