

# For Sale



## Widnes

146 Widnes Road, WA8 6BB

Total Area: 5,034 sq ft (467.67 sq m)

Offers in the Region of: £260,000

## Location & Description:

- Widnes is a well-connected industrial town in Cheshire, located on the northern banks of the River Mersey, approximately 11 miles east of Liverpool and 7 miles west of Warrington. The town benefits from excellent transport links, with the A557 providing direct access to the M62, M56 and M6 motorways. Widnes railway station offers regular services to Liverpool, Manchester and Warrington.
- The town's retail is centred around Albert Road with Albert Square Shopping Centre, Green Oaks Shopping Centre and Widnes Retail Park housing many of the national occupiers.
- Widnes supports a population of approximately 61,000, with a broader catchment area including Runcorn and surrounding towns.
- The subject property occupies a prominent corner of Widnes Road with return frontage onto Travis Street and on the entrance to the pedestrianized section of the high street. The property is well configured with private rear car park, so would be suitable for a variety of different uses.
- Nearby occupiers include Cancer Research, Sunseekers, The Derby Public House and Coffee House.

## Demise:

Ground Floor	2,607 sq ft (242.20 sq m)
Ground Floor Ancillary	1,115 sq ft (103.60 sq m)
First Floor Ancillary	1,312 sq ft (121.90 sq m)

## Price:

Offers in the region of £260,000.

## Tenure:

Freehold with vacant possession. Car park to the rear not included in the demise.

## VAT:

Available upon request.

## EPC:

Energy Performance Rating Assessment – C.

## Legal and Professional Fees:

Each party to bear their own costs.

## Rating Assessment:

Rateable Value (April 2023) – £26,000.

## Date Prepared:

May 2025

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

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property please click the image below.**



## Contact Us:

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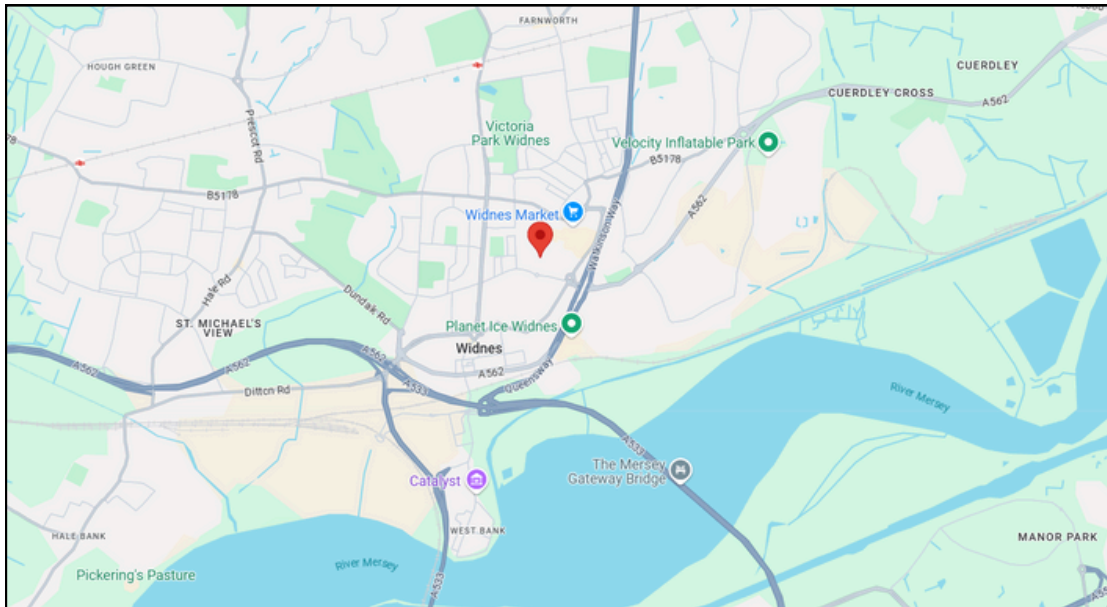
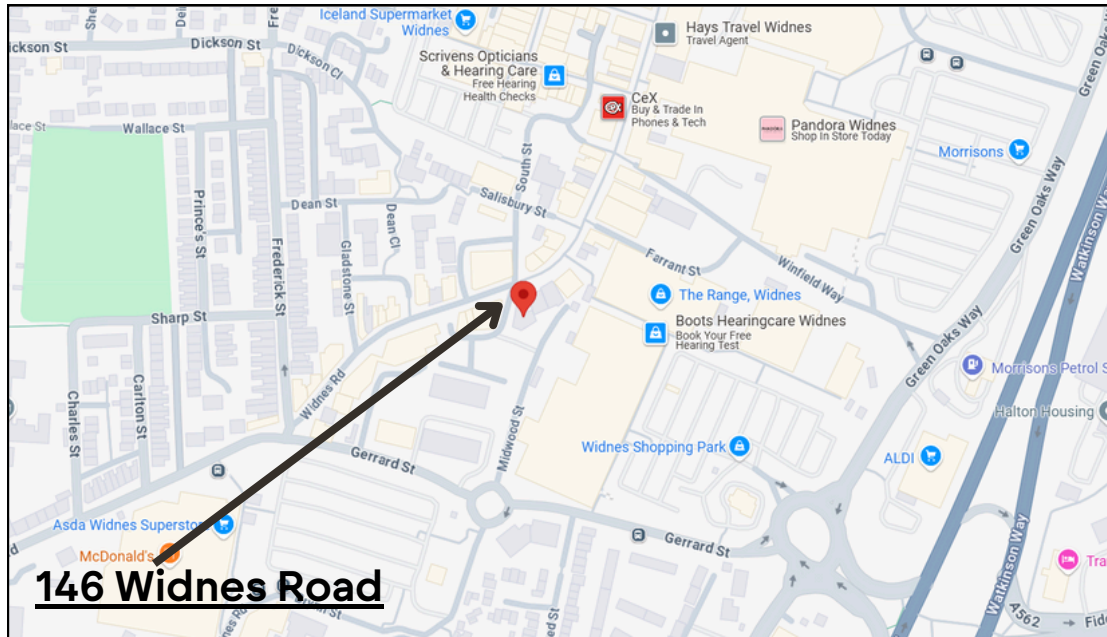
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