

SHOPPING CENTRE PROPERTY / CLASS E  
Unit 2/3 Green Oaks Shopping Centre, Widnes



**Rent: On application**  
**Ground Floor Area**  
2,193 Sq ft / 204 Sq M

**TO  
LET**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

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**SUBJECT TO SECURING VACANT POSSESSION****Location:**

Green Oaks Shopping Centre is the only enclosed shopping centre in Widnes and is anchored by a 83,000 sq.ft. Morrisons food store. 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, Select, Roman, O2 and Three.

The unit is situated in a prominent position, close to the entrance from Albert Road adjacent to Vision Express and opposite Argos.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	2,193	204
First Floor	2,224	208

**Rent:**

On Application

**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 currently has a rateable value of £56,000. 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](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the year 2022 stands at approximately £17,250.

**EPC:**

Energy Performance Asset Rating - C

**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:**

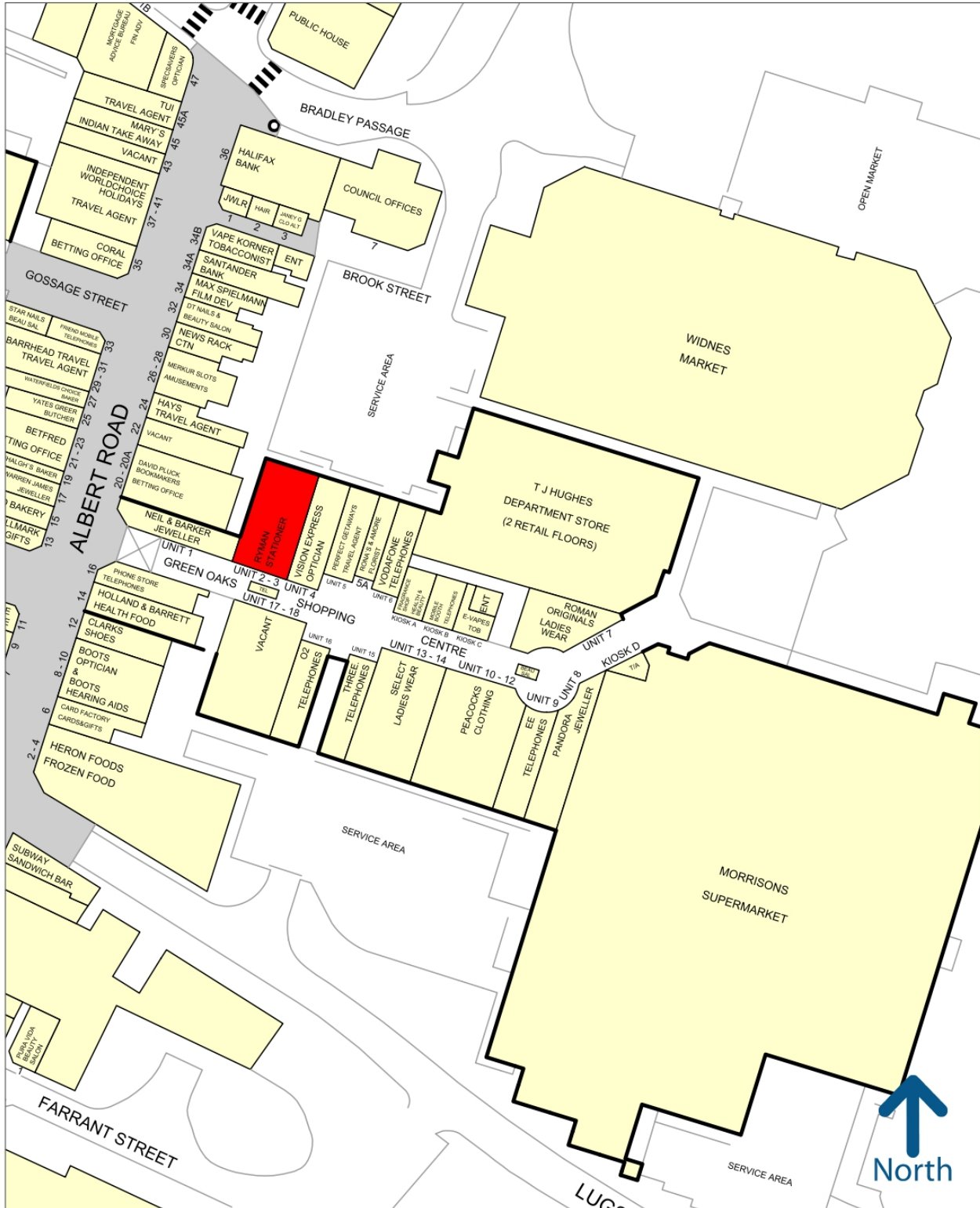
May 2022

Subject to Contract

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Widnes



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 Created By: Barker Proudlove Ltd

