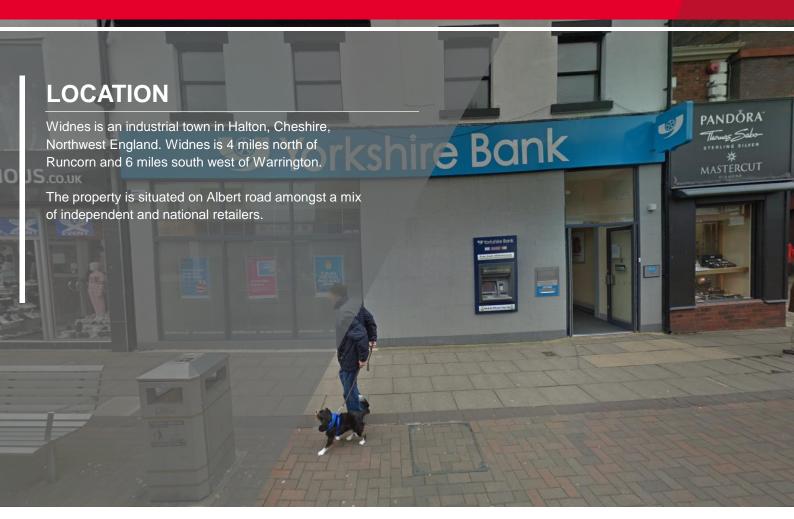


### RETAIL UNIT - LEASE AVAILABLE

## **WIDNES**

20 Albert Road, WA8 6JG



SITUATION	National retailers in the town include Holland & Barrett, Warren James, card Factory, Thomas Cook travel, Greggs, Subway and more.	
TURNOVER LEASE	The property is available on a Leasehold basis with the lease expiring on 31st June 2026.	
<b>Annual Rent</b>	£35,000 per annum	
LEGAL COSTS	Each party to be responsible for their own legal costs incurred in this transaction.	
EPC	A copy of the energy performance certificate is available upon request	

Accommodation				
191.4 sq m	2,060 sq. ft			
143.9 sq m	1,549 sq. ft			
40.2 sq. m	432.7 sq. ft			
375.5 sq. m	4,041 sq. ft			
	143.9 sq m 40.2 sq. m			

Please note initial areas are indicative, taken off VOA prior to a full property inspection.

Business Rates and Service Charge		
Rateable Value (2017)	£45,750	
Rates Payable (2019/20)	£22,463 p.a.	
Uniform Business Rates (2019/20) (exclusive of water & sewerage)	0.491 pence	
Service Charge	TBC	

#### WILL THOMAS

Associate Surveyor 0161 235 7639

#### **GEORGE LOWE**

Surveyor 0161 455 3775

George.lowe@cushwake.com

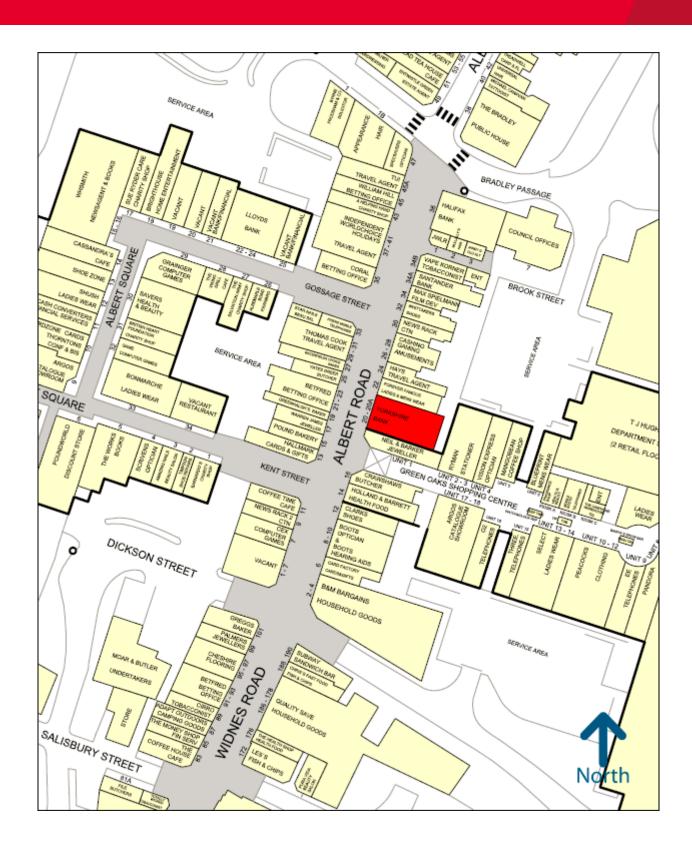
#### CUSHMAN & WAKEFIELD

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# RETAIL UNIT – LEASE AVAILABLE **WIDNES**

20 Albert Road, WA8 6JG



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