



## WIDNES UNIT 2 (10) ALBERT SQUARE SHOPPING CENTRE

### LOCATION

Albert Square Shopping Centre is located at the heart of Widnes town centre. Anchored by a 10,000 sq ft **Sports Direct**, the scheme benefits from an adjacent 300 space, free car park. Other Occupiers include **Iceland, One Below, The Works, Shuropody, WH Smiths** and **Game**.

### ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor	171.8 sq.m	(1,849 sq.ft)
First Floor	59.73 sq.m	(643 sq.ft)

### TERMS

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

### RENT

£22,500 per annum exclusive.

### RATES

Rateable Value (2017)                      £24,250

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit [www.voa.gov.uk](http://www.voa.gov.uk).

### SERVICE CHARGE

The service charge estimate for the current year is £3,316.

### COSTS

All figures quoted are subject to VAT where applicable. The ingoing party is to be responsible for their own legal costs incurred in the transaction where applicable.

### EPC

The property has an EPC rating of C (66) A copy of the EPC is available upon request.

### SUBJECT TO CONTRACT & WITHOUT PREJUDICE

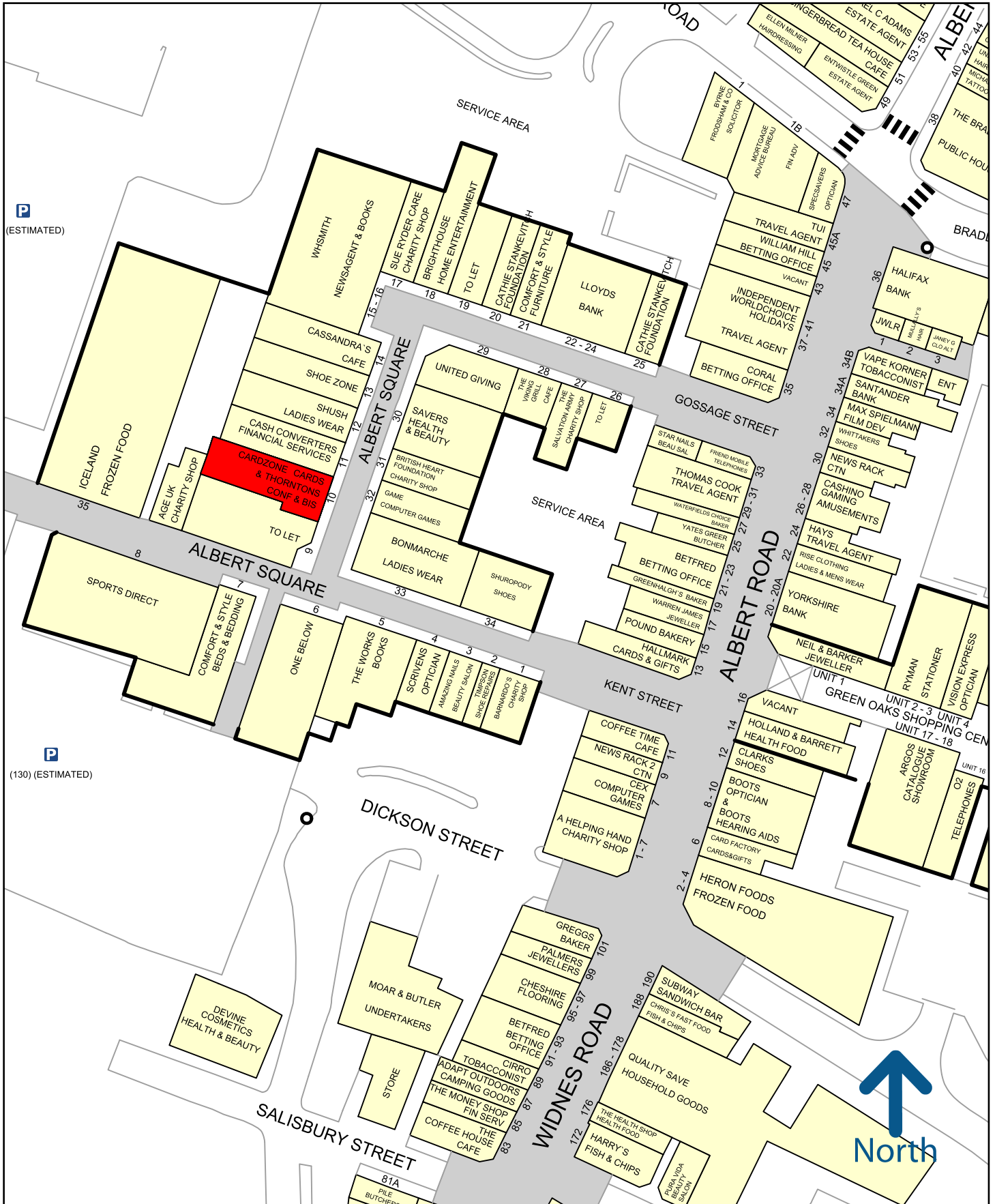
### SUBJECT TO VACANT POSSESSION



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50 metres

Experian Goad Plan Created: 05/12/2019  
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