

Lot 104

£22,300 per annum exclusive

30 Albert Road,
Widnes, Cheshire WA8 6JA
 Virtual Freehold Retail Investment



Key Details

- Let to NS News Limited until 2022
- Opposite Albert Square Shopping Centre and adjacent to Green Oaks Shopping Centre
- Prominent pedestrianised location
- Neighbouring occupiers include Santander, Lloyds, Holland & Barrett, Card Factory, Warren James and William Hill

Location

Miles: 12 miles south-east of Liverpool
 30 miles south-west of Manchester
Roads: A557, A561, M62, M57
Rail: Widnes Railway Station
Air: Liverpool John Lennon Airport

Situation

The property is situated on the east side of pedestrianised Albert Road, Close to the Green Oaks Shopping Centre which houses retailers including Morrisons, TJ Hughes, Argos, Holland & Barrett and Peacocks. The Albert Square Shopping Centre is directly opposite, which houses retailers including WH Smith, Iceland, Bonmarché and Savers.

Description

The property comprises ground floor retail accommodation and first floor ancillary accommodation.

Tenure

Virtual Freehold. Held for a term of 999 years from 24/12/1886 at a rent reserved of £7.0s.3d.

Note

The three adjoining shops are being offered separately as lots 107, 112 and 116.

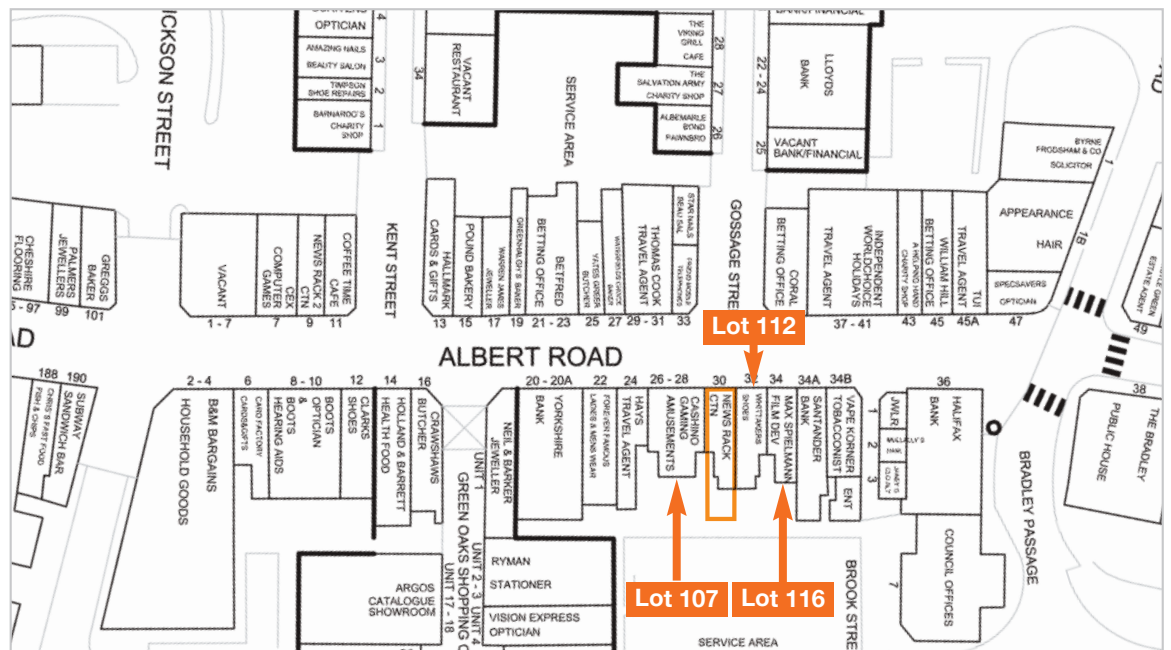
VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	55.8 sq m (601 sq ft)	NS NEWS	10 years from 24/12/2012 on a full repairing and insuring lease (1) (2)	£22,300	23/12/2022
First	Ancillary	45.3 sq m (487 sq ft)	LIMITED			
Total		101.1 sq m (1,088 sq ft)			£22,300	

- (1) The lease is subject to a photographic schedule of condition.
 (2) The lease provides for a tenant only option to determine on 24/12/2020.



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Acuitus
 John Mehtab
 +44 (0)20 7034 4855
 john.mehtab@acuitus.co.uk

Acuitus
 Billy Struth
 +44 (0)20 7034 4854
 billy.struth@acuitus.co.uk

Seller's Solicitors: Sintons LLP
 David Naughten
 +44 (0)191 226 3647
 david.naughten@sintons.co.uk