



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	117.4 sq m (1,264 sq ft)	CASHINO	25 years from	£46,750	20/12/2021
First	Ancillary	106.3 sq m (1,144 sq ft)	GAMING LIMITED (1)	20/12/2001 on a full repairing and insuring lease		(19/12/2026)
<b>Total</b>		<b>223.7 sq m (2408 sq ft)</b>			<b>£46,750</b>	

(1) Cashino currently operates from over 165 branches nationwide (www.cashino.com).

### Key Details

- Let to Cashino Gaming Limited until 2026
- 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 the 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 and houses retailers including WH Smith, Iceland, Bonmarché and Savers.

### Description

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

### Tenure

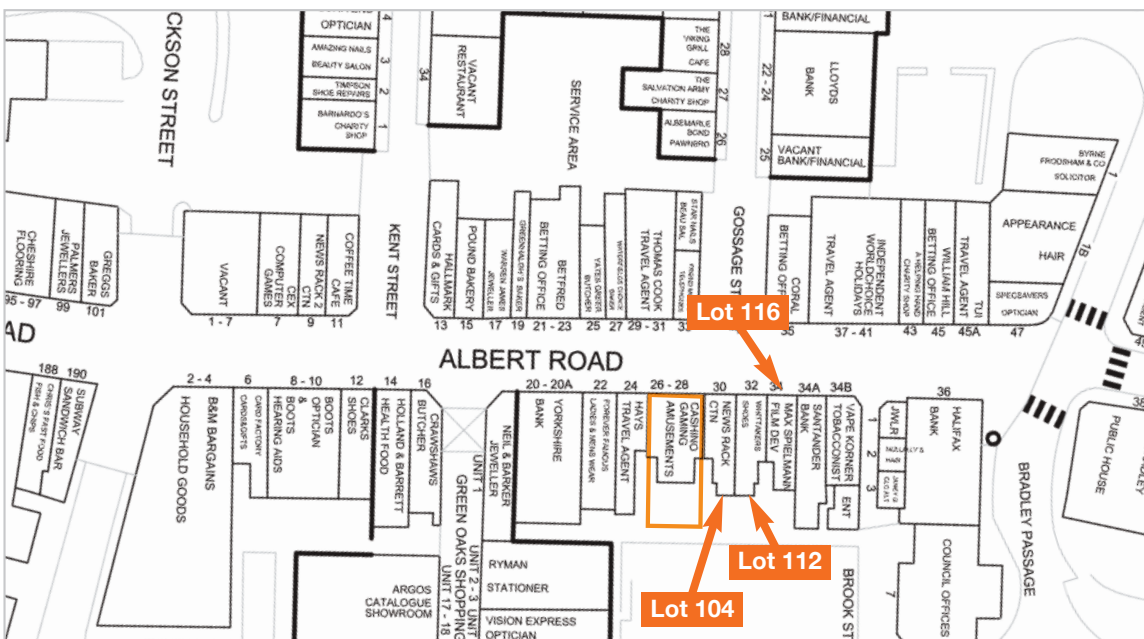
Virtual Freehold. Held for a term of 999 years from 24/12/1886 at a rent reserved of £7.0s.3d.

### VAT

VAT is applicable to this lot.

### Note

Three adjoining properties are also being offered as lot numbers 104, 112 and 116



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