

# Lot 112

£16,500 per annum exclusive

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



### Key Details

- Let to L and J Whittaker Limited t/a Whittakers until 2021
- 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, adjacent 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 £4.13s.6d.

### VAT

VAT is applicable to this lot.

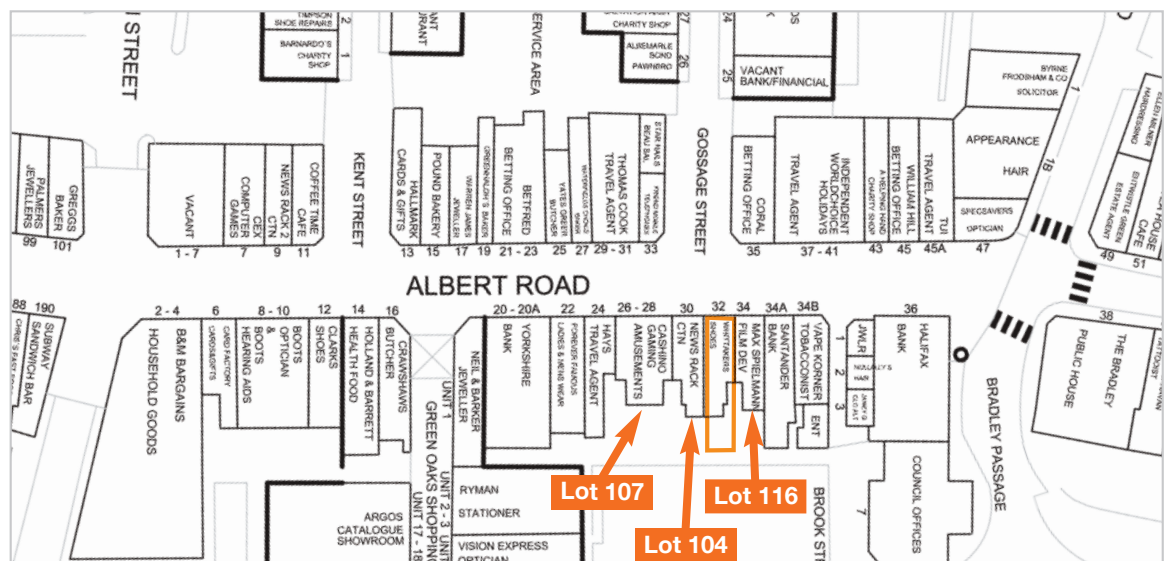
### Note

The three adjoining shops are being offered separately as lots 107, 104 and 116.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	52.4 sq m (564 sq ft)	L AND J	5 years from 26/08/2016 on a full repairing and insuring lease (1) (2)	£16,500	25/08/2021
First	Ancillary	54.2 sq m (583 sq ft)	WHITTAKER LIMITED t/a Whittakers			
<b>Totals</b>		<b>106.6 sq m (1,147 sq ft)</b>			<b>£16,500</b>	

- (1) The lease is contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.  
 (2) The lease provides for a tenant option to determine on 26/08/2019.



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