

Lot 116

£17,500 per annum exclusive

34 Albert Road,
Widnes, Cheshire WA8 6JE

Virtual Freehold Retail Investment



Key Details

- Let to Photo Retail Limited t/a Max Spielmann until 2026 (subject to option)
- 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 £4,135.6d.

VAT

VAT is applicable to this lot.

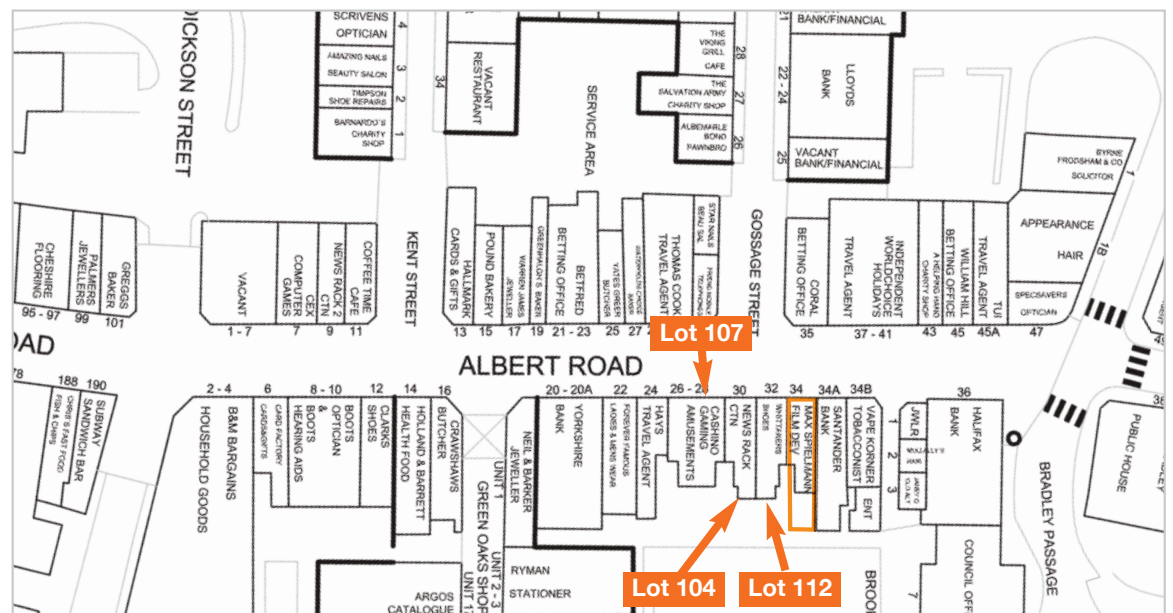
Note

Three adjoining properties are also being offered in the auction as lots 107, 104 and 112.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	52.8 sq m (568 sq ft)	PHOTO RETAIL LIMITED	10 years from 30/06/2016 (1)	£17,500	30/06/2021
First	Ancillary	61.00 sq m (656 sq ft)	t/a Max Spielmann			(29/06/2026)
Totals		113.8 sq m (1,224 sq ft)			£17,500	

(1) The lease provides for a tenant option to determine on 31/05/2019 and 31/05/2022.



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