



## To Let

### 20 Albert Square, Widnes, WA8 6JW

#### Location

The premises are situated in the heart of Widnes town centre off Albert Square, with nearby retailers including; Lloyds TSB, Brighthouse, W H Smith & Grainger Games.

#### Description

Ground Floor Sales	91.50 sq m	985 sq ft
1 <sup>st</sup> Floor Store	43.20 sq m	465 sq ft



#### Rating

The premises are currently entered into the Valuation List at RV £25,250. The current Uniform Business Rate for 2014/15 is 0.482 pence in the pound. Applying this rate gives an annual rates payable figure of £12,170.50. Interested parties should verify this information by contacting the local Valuation Office directly.

#### Terms of Offer

The premises are available by way of a lease from 11<sup>th</sup> March 2005 expiring on 10<sup>th</sup> March 2015 at a passing rent of £25,250

#### Environmental Performance Certificate

Grade – C:65

A copy of the certificate is available upon request.

#### Legal Fees

Each party is to be responsible for their own legal fees incurred in documenting the lease.

#### VAT

All figures within these terms are exclusive of VAT where chargeable.

#### Viewing

Strictly by prior appointment with sole agents BNP Paribas Real Estate:

**Michael Birkett**  
[michael.birkett@bnpparibas.com](mailto:michael.birkett@bnpparibas.com)  
+44 (0) 191 227 5709

**Mark Payne**  
[mark.payne@bnpparibas.com](mailto:mark.payne@bnpparibas.com)  
+44 (0) 191 227 5714

**Subject to Contract** - January 2015



**NEED GOAD**

**Misrepresentation Act 1967:** BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 1989:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **Property Misdescriptions Act 1991:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

