



## 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, Bighthouse, 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**  
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**Subject to Contract** - January 2015



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