



First Floor | Victoria House | Widnes | WA8 6DJ



From 15.0 m² (161 ft²) to 131.0 m² (1,410 ft²)



FIRST FLOOR SUITES

- VARIOUS SIZED SUITES AVAILABLE
- SUITABLE FOR A VARIETY OF TRADES INCLUDING LEISURE
- CENTRALLY LOCATED LANDMARK BUILDING

TO LET

DESCRIPTION

The first floor comprises several suites occupied by a variety of businesses including a dance school, a personalized stationary business, gymnastics club, training rooms, a photographer and others. Each suite is independently occupied with a communal kitchen area and WC facilities. The suites have been fitted out to a high standard to provide a range of sizes. The accommodation is fully DDA compliant with two entrances to the building, one of which incorporates a passenger lift. The space is suitable for a wide range of uses with on street parking in the surrounding area.



LOCATION

Victoria House is located in the heart of Widnes Town Centre, overlooking Victoria Square and within easy access to all of the town centre amenities, including a large Tesco Extra less than 0.5 miles along Lugsdale Road.

- M62 Junction 7: 3 miles.
- M56 Junction 12: 6 miles.
- Warrington: 6.5 miles.
- Liverpool: 14 miles.
- Chester: 19 miles
- Manchester: 26 miles.

SERVICES

Mains electricity, water, gas and drainage are connected. Contributions to the electricity and gas usage are included in the rent.

RATES

Each suite has its own individual assessment for Business Rates and all suites to the first floor, with the exception of H1, qualify for Small Business Rate Relief. Interested parties should contact the Local Authority to confirm their eligibility.

TERMS

The suites are available by way of a 6 or 12 month licence agreement. There is a one off £175 plus VAT contribution required for the creation of the Licence.

RENTAL

The Rent for each suite can be found on the Availability Schedule on page 3 of this brochure. The rent is inclusive of electricity and gas usage as well as the communal maintenance and upkeep at the building. Tenants pay a contribution to the building insurance separately to the rent.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

VIEWING

By prior appointment with the sole agent:
Nicholas Haughton Properties: 0161 839 0080.

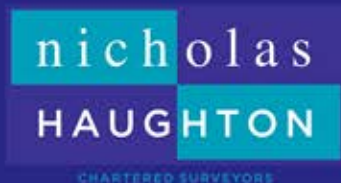


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Details Prepared: June 2023



0161 839 0080



www.nicholashaughton.co.uk

Availability Schedule

First Floor	ft²	Rent p.a.	Availability
A2	807	£10,500	AVAILABLE
D6B	161	£3,500	AVAILABLE
D7	241	£4,000	AVAILABLE
Q1	954	£12,500	AVAILABLE
Q3	710	£9,250	AVAILABLE
Second Floor	ft²	Rent p.a.	Availability
Penthouse	1,410	£16,000	AVAILABLE FROM 1st AUGUST 2023

