

# For Sale



## Widnes

91-93 Widnes Road, WA8 6BJ

Ground Floor: 885 sq ft (82.3 sq m)

Guide Price: £175,000

Virtual Freehold Sale with Vacant Possession

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**Location & Description:**

- **Virtual freehold for sale with vacant possession**
- **Prime trading position**
- **The subject premises are located on Widnes Road, in the heart of Widnes Town Centre**
- **Located close to Widnes Shopping Park**
- **Upper floors not inspected**

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**Demise:**

Ground Floor 885 sq ft (82.3 sq m)  
First Floor No Access

**Guide Price:**

£175,000.

**Tenure:**

Virtual Freehold with Vacant Possession –  
91 Widnes Road is held on a long lease for 999  
years from 29 September 1873  
93 Widnes Road is held on a long lease for 999  
years from 29 September 1873

**EPC:**

Energy Performance Rating Assessment – D.

**Legal and Professional Fees:**

Each party to bear their own costs.

**VAT:**

Unless otherwise stated, all prices/rents are  
quoted exclusive of VAT

**Planning:**

The property is currently classed as sui-generis for  
use as a betting office.

**Rating Assessment:**

Rateable Value (April 2023) – £16,250

**Date Prepared:**

January 2025

**Contact Us:**

**Jack Deakin**  
07591 835782  
jack@barkerproudlove.co.uk





Widnes



Experian Goad Plan Created: 20/01/2025  
Created By: Barker Proudlove Ltd



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