



## SITUATION

Located in the pedestrianised town centre opposite **Cancer Research**, adjacent to **SunSeekers** and amongst such other multiple retailers as **Home Bargains, Greggs, NatWest, Subway, Heron Foods** and close to the entrance to **Widnes Shopping Park**.

Widnes is located on the main A562 and A568, midway between the M2 and M66 approx. 12 miles from Liverpool and 7 miles from Warrington.

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Staff/Store** on the first floor.

The property benefits from the use of a rear Service Area for loading.

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 1000 years from 1st January 1866 at a ground rent of £16 p.a.**

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	30'0"
Internal Width	28'10"
widening at rear to	37'0"
Shop Depth	44'5"
Built Depth	66'9"
Area	Approx. 1,824 sq ft <sup>1</sup>

### First Floor Ancillary

Area	Approx. 1,423 sq ft <sup>1</sup>
WC	

**Total Area** **Approx. 3,247 sq ft<sup>1</sup>**

<sup>1</sup>Areas taken from VOA.

## TENANCY

The entire property is let on an internal repairing and insuring lease (subject to a schedule of condition) to **DEBRA as a registered charity (having 90+ branches) (T/O for Y/E 31.12.22 £16.4m, Pre-Tax Profit £451,797 and Shareholders' Funds £4.3m)** for a term of 6 years from 20th December 2020 (**renewal of a previous lease - in occupation since 2014**) at a current rent of **£17,500 per annum** exclusive.

**Note: The Tenant did not operate their December 2023 Break Clause.**

**£17,500** per annum

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

## Vendor's Solicitors

Anthony Kellner  
Tel: 01707 667 300  
Email: anthony.kellner@pantherplc.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



The Property



Interior View



The Property