

RETAIL HUB

@ SIMMS CROSS

WIDNES ROAD, WIDNES TOWN CENTRE, WA8 6AX



MODERN RETAIL UNITS

TO LET FROM 794 SQ FT TO 2,773 SQ FT

(74 SQ M TO 258 SQ M)

DESCRIPTION

The Retail Hub @ Simms Cross is a modern Town Centre development offering flexible retail accommodation across 8 individual retail units, ranging in size from 794 sq ft to 2,773 sq ft. Retail units can be combined to provide a larger floor area, subject to availability.

The Retail units are split into two separate terraced wings offering on-street access via double doors and a rear loading / delivery facility. The units are suitable for a variety of uses including shops, takeaways and restaurants, subject to obtaining planning consent from the local authority.

SPECIFICATION

The Retail Hub @ Simms Cross has been finished to a high standard and includes the following specification:

- Shop / Retail Frontage
- Double Access Doors
- Rear Loading / Delivery Facility
- Internal Security Shutters*
- Air-conditioning*
- Suspended Ceiling with Recessed Lighting*
- Gas, Water and Electric Supply
- Kitchen and Toilet Facilities

*Not included in all retail units



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TERMS / RENTS / OTHER CHARGES

There are a range of flexible leasing options available. Details of the rent and other charges are available on request from the letting agents. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.



ACCOMMODATION SCHEDULE

Unit	Sq Ft	Sq M
Unit 110	1,386	128.76
Unit 112	1,270	177.99
Unit 114	991	92.07
Unit 116	794	73.77
Units 120 - 124	2,773	257.62
Unit 126	1,434	133.22
Unit 128	1,527	141.86
Unit 130 - 132	945	87.79

PLAN



For current availability please contact the letting agents. Copies of the EPC Certificates are available upon request





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LOCATION

The Retail Hub @ Simms Cross is situated in a popular location fronting Widnes Road in the heart of Widnes Town Centre. The property benefits from excellent transport links, close to the A557 (Watkinson / Ashley Way) leading to Junction 7 of the M62, providing excellent access to Warrington, Manchester and Liverpool. Runcorn is situated to the south of the property across the River Mersey and can be accessed via the A533. Widnes Train Station is situated within 6 minutes' drive and provides regular services to Liverpool and Manchester City Centre.

The Retail Hub is in close proximity to Widnes Shopping Park which is located within 4 minutes' walk and includes retailers such as Marks and Spencer, Boots, Topshop and eateries such as Costa Coffee and KFC. Asda and McDonald's restaurant are also located within 2 minutes' walk.

DRIVE TIMES

Liverpool John Lennon Airport	16 minutes	6.7 miles
Warrington Town Centre	17 minutes	6.5 miles
Liverpool City Centre	31 minutes	15 miles
Chester City Centre	33 minutes	20 miles
Manchester Airport	34 minutes	27.1 miles
Manchester	40 minutes	26.9 miles

VIEWING & FURTHER INFORMATION

To arrange a viewing of the property or to obtain any further information please contact one of the letting agents.

Bridgeman
Property Consultants
01928 714100
www.bridgemanproperty.com

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CHARTERED SURVEYORS
0151 252 1144
www.legatowen.co.uk

WHITTLE JONES
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ESTABLISHED RETAIL AREA



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EXCELLENT PUBLIC TRANSPORT SERVICES



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