

SIMMS CROSS

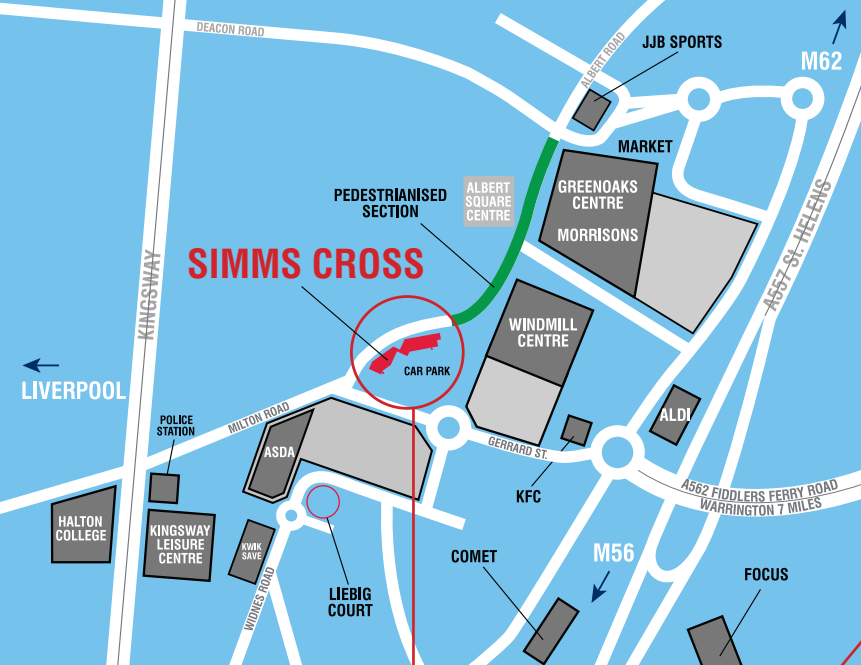
WIDNES ROAD, WIDNES
CHESHIRE, WA8 6AX

TO LET

NEW SHOP UNITS



- New retail units within regenerated section of Widnes
- Close to Asda, Green Oaks Centre and JJB



SIMMS CROSS - WIDNES ROAD, WIDNES, WA8 6AX

Where to find Widnes

Widnes is located within Halton Borough Council and is one of the two main towns, the other being Runcorn, which from the nucleus for the Borough. Widnes has a population of approximately 55,000 and is located on the northern bank of the River Mersey approximately 12 miles to the south east of Liverpool. Widnes has excellent road communications with access to the M62, M6, M56 and M57 all being readily available.



LOCATION

The property is located a short distance south of the pedestrianised area of Widnes Town Centre and within walking distance of the prime retail area centred on Albert Road and its intersection with the Greenoaks Centre and Albert Square shopping development. The Windmill Centre, which is undergoing redevelopment with retail uses and substantial free car parking, is situated off Widnes Road close to the subject property. It is believed that major retailers including Marks & Spencer, Next and Boots are to be secured as new tenants. Asda supermarket is a further short distance to the south of the subject premises at the junction of Widnes Road and Milton Road/Gerrard Street. This development acts as a further draw to retailing in the area and has already had a significant improvement in the street scene.

There are a number of recognised high street names in close proximity to the subject premises, eg. National Westminster Bank Plc, Burtons, etc.

DESCRIPTION

The premises comprise a new terrace of retail units which have been developed with the regeneration of this element of the town centre.

The premises are newly fitted out to a very high standard with internal electrically operated security blinds, suspended ceilings incorporating recessed lighting, air conditioning/heating and wood strip flooring.

- Large sales area
- Stock/staff area
- Toilet accommodation/kitchen area
- Rear access to service yard for deliveries

AVAILABILITY

Please call for current availability.

TERMS

The premises are To let by a way of a new lease on full repairing and insuring terms for a period to be agreed.

RENTAL

On application.

VIEWING

Strictly by appointment with the agents joint agents Whittle Jones on 01257 238666 or Dixon Webb 08453 577577.

Stephen Gleave
sgleave@dixonwebb.com

Katie Bibby
kbibby@lyntonhouse.com