

Prominent location fronting the A562

Unit of 16,479 Sq.ft (1,530 Sq.m) on a site of 0.98 Ac (0.40 Ha)

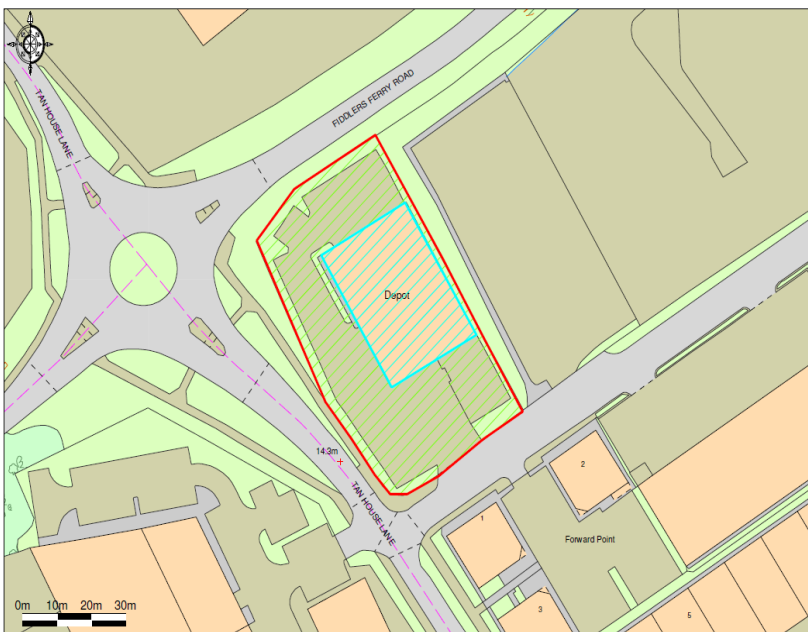


Tanhouse Lane, Widnes, WA8 0RR

The unit is available for immediate occupation and can be used for a variety of uses (subject to planning).

The unit benefits from the following:

- Large site area of 0.98 Ac
- Prominent positioning
- Secure gated site
- Fully fitted trade counter
- 7 single roller shutter doors
- 1 double roller shutter door
- Eaves height of 5 m
- Apex height of 8.5 m





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Location

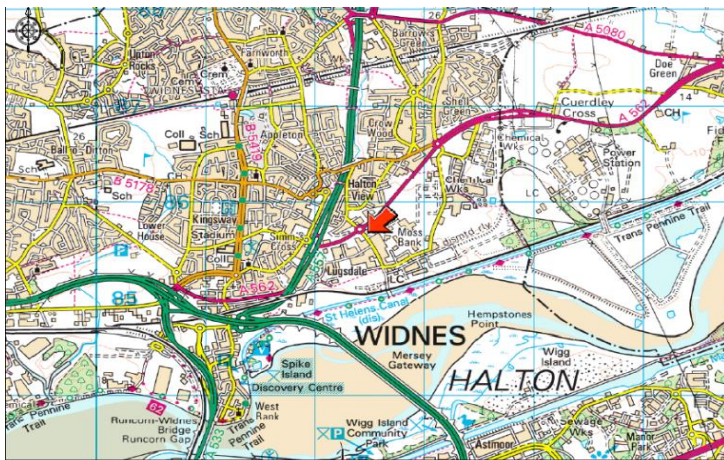
The property is situated on Tan House Lane off the A562, (Fiddlers Ferry Road), within Widnes. The A562 provides direct access to Warrington in the east and Liverpool to the west.

The A533 is situated circa 1.2 Km to the south giving access to The Mersey Gateway and Runcorn town centre over the River Mersey.

Description

The property comprises of a single storey detached unit on a large site area, with dedicated car parking. The property is built of steel portal frame construction with the following specification:

- Total site area of 0.98 Ac (0.40 Ha)
- Apex heights of 8.5 m
- Eaves height to underside of haunch 5.1 m
- 7 single level loading access doors
- 1 double access level loading door
- Large mezzanine installed of 3,326 Sq.ft (309 Sq.m)
- Ancillary offices and welfare facilities on ground and first floors



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Accommodation

We have measured the premises in accordance with the RICS Property Measurement, 1st Edition (May 2015), as follows:

Ground Floor – 11,865 Sq.ft (1,102 Sq.m)
(Workshop, offices and staff facilities)

First Floor – 1,288 Sq.ft (20 Sq.m)
(Office and Welfare Facilities)

First Floor Mezzanine – 3,326 Sq.ft (309 Sq.m)

Total Unit Area – 16,479 Sq.ft (1,531 Sq.m)

Total Site Area – 0.98 Ac (0.40 Ha)

Terms

The freehold title is available for sale.
Price – Upon Application

EPC

The property has an EPC certificate rating of D (83)

Rateable Value

We understand that the property is entered into the 2017 Valuation List as follows:

Tyre and Exhaust Centre & Premises - £79,500 Rateable Value

Viewing

By appointment through sole agents, Gerald Eve LLP.

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