

LOT
44

55–57 Victoria Road, Widnes, Cheshire WA8 7RP

GUIDE PRICE **£90,000+***

COMMERCIAL INVESTMENT

- Mixed use investment property fully let producing £12,000 per annum • Double glazing
- Central heating • Roller shutter

A double fronted mixed-use property currently let by way of a 20 year lease commencing December 2019 producing £12,000 per annum. The property comprises a ground floor takeaway trading as 'Aminos' together with a four bedroomed flat above accessed via a separate front entrance. The property is in good condition throughout and benefits from double glazing, central heating and steel roller shutters.

Situated Fronting Victoria Road in a popular location close to local amenities and transport links including the New Mersey Gateway.

Ground Floor Shop Main sales area, Kitchen area, Prep room, two Storage rooms, WC.

First Floor Flat (55a) Separate front entrance. Hall, four Bedrooms, Kitchen/Utility room, Bathroom/WC.

Outside Yard to Rear.

