

LOT

37

51/51a Victoria Road, Widnes, Cheshire WA8 7RP

GUIDE PRICE **£55,000+***

MIXED USE

Description

A two-storey mixed use middle terraced property comprising a ground-floor retail unit together with a one bedroomed flat above, accessed via a separate rear entrance. The flat benefits from double glazing and central heating. Following a scheme of refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £10,200 per annum.

Situated

Fronting Victoria Road in a popular location with transport links to Runcorn via the New Mersey Gateway and Liverpool city centre. The property is also within close proximity to local amenities to include The Hive Leisure Park, Widnes Shopping Park and Widnes town centre is a short walk away.

Ground Floor

Shop Vestibule, Main Office, Kitchenette, two × Store Room, WC, Rear room.

EPC Rating

Flat D. Retail Unit TBC

Council Tax Band

Flat A

First Floor

Flat Hall, Kitchen, Lounge, Bedroom, Shower room/WC.

Outside

Yard to the rear.

