



Not to scale. For identification purposes only

- **Ground floor retail unit together with office space above. In need of full upgrade and refurbishment scheme**

Description A two storey corner property comprising of a ground floor retail unit with a together with office accommodation to the first floor. The property is in a state of disrepair and in need of a full upgrade and refurbishment scheme. The property would be suitable for a number of uses, to include residential conversion subject to any necessary planning consents.

Situated Prominent corner site on Victoria Road at the junction with Eleanor Street within close proximity to Widnes Town Centre amenities to include the Hive Leisure Park and local transport links such as the New Mersey Gateway.

Ground Floor Not internally inspected, we believe the property to comprise of - Sales Area, Storage Space.

First Floor Not internally inspected, we believe the property to comprise of - Sales Area, Office Space.