

Kiosk Unit
TO LET

Retail & Leisure

**3 MONTHS
RENT FREE**

On the Instructions of



WIDNES WA8 6UA

Kiosk D, Green Oaks Shopping Centre, Albert Road



Location

The unit is situated in a prime location at the entrance to the Greenoaks Shopping Centre which is anchored by a **Morrisons** food store. Access to the scheme is either via the serviced car park, which provides some 1,100 free car parking spaces or the pedestrianised Albert Road. Other occupiers within the scheme include **TJ Hughes**, **Argos**, **T-Mobile** and **Clinton Cards**.

Description

The unit provides ground floor retail accommodation with first floor storage and ancillary area.

Planning

The unit benefits from Class A1 planning permission.

Rating

We are verbally advised the 2010 Rateable Value for the unit is £13,250, the UBR for 2010/2011 being 40.7p.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	20.44	220
First Floor	23.23	250
Total Accommodation	43.67	470

Note: The above areas have been calculated on an approximate net internal basis and must be verified by the ingoing tenant.

Terms

The unit is available to let by way of a new full repairing and insuring lease on terms to be agreed subject to 5 yearly upward only rent reviews at a commencing rental of £20,000 per annum exclusive.

The initial annual service charge and building insurance for the unit will be in the region of £1,200 and £292 respectively.

Incentives

An incentive equivalent to 3 months rent free is available subject to covenant status and length of lease, to be given as a reduced rent over the first year of the term.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through joint agents.

Contact: Kevin Brereton
Rapleys LLP
0161 817 6232
kjb@rapleys.co.uk

Stephen Gleave
Dixon Webb LLP
01925 577577
sgleave@dixonwebb.com

For further opportunities please visit
www.rapleysmorrisons.co.uk



0870 777 6292
www.rapleys.co.uk

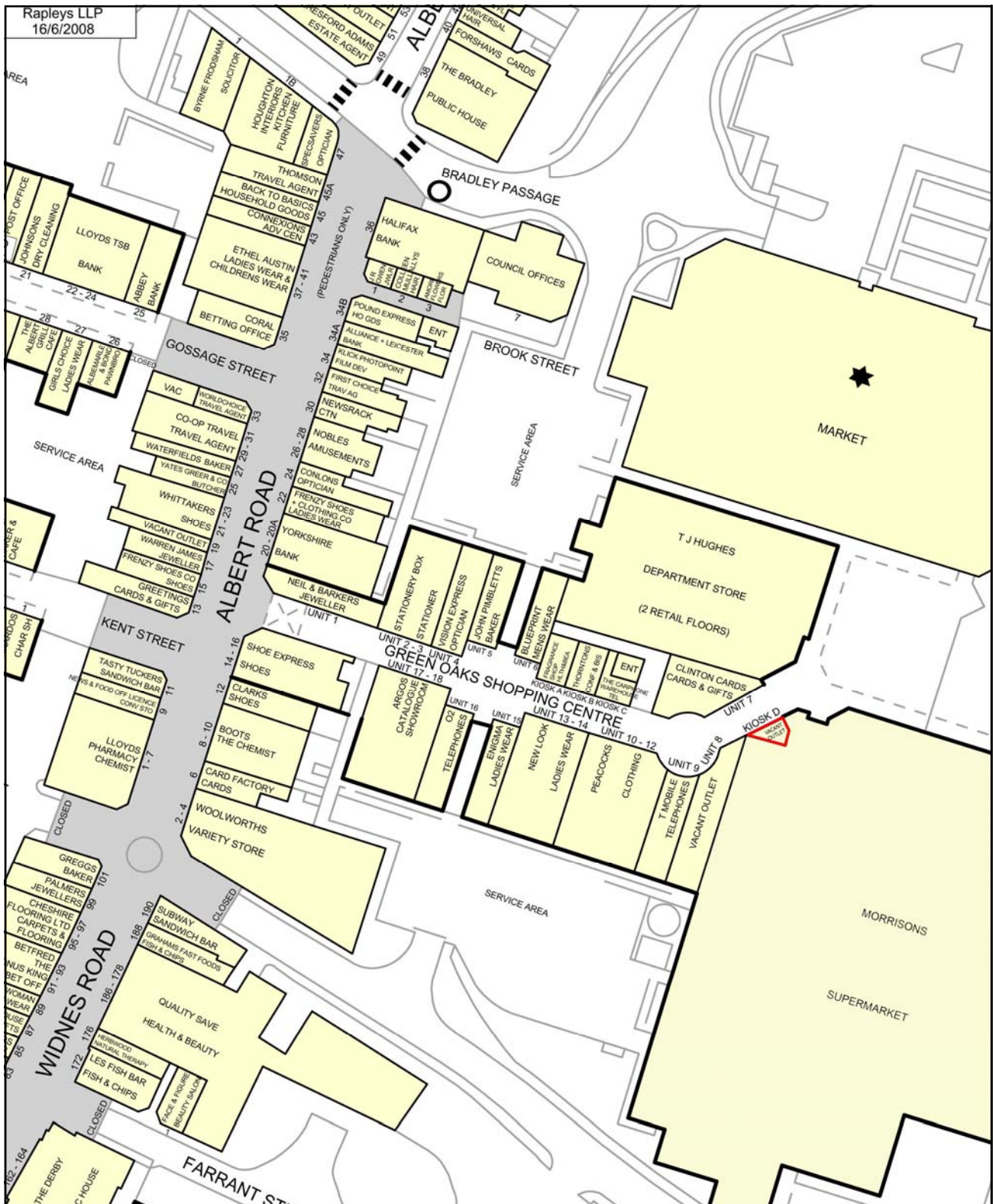
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