

LOT
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112 Moorfield Road, Widnes, Cheshire WA8 3HX

GUIDE PRICE **£40,000+***

COMMERCIAL INVESTMENT

Description

A two storey retail unit currently let on a rolling lease and trading as 'Happy Dogs & Cats Grooming' producing a rental income of £7,000 per annum. The tenant has been in situ for over 15 years. The property benefits from double glazing, dormer window on the first floor rear elevation and forecourt with off road parking. The first floor is accessed via its own separate entrance and has potential to be converted to provide self-contained residential accommodation subject to any necessary planning consents.

Situated

Fronting Moorfield Road as part of a small row of shops at its junction with Crow Wood Lane in a popular and well established location approximately 2 miles from Widnes town centre.

Ground Floor

Shop Main Sales Area – 31.5sq m
(339.0sq ft), Wash Room –
9.9sq m (106.5sq ft), WC.

EPC Rating

TBC.

First Floor

Storage Room – 39.1sq m
(420.8sq ft)

Outside

Yard to the rear.

