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79 Albert Road  
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Widnes, WA8 6JS

**MYLER & Co.**

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# Albert Road

Widnes, Widnes, WA8 6JS

Reduced £140,000

Offered to market with NO CHAIN this shop premises, situated in popular WIDNES TOWN CENTRE offering PRIME location with accommodation to top floors. Close to local amenities, currently used a shop, offering store room with kitchen area, THREE rooms to first floor and additional room to second floor. Viewing essential to see potential via appointment only. Previous planning permission to convert into TWO flats, NO RATES PAYABLE.

## TOTAL FLOORPLAN 144

### Ground Floor

#### Main Shop

14.62m x 4.40m (48' x 14' 5")

Electric roller shutters, front aspect windows, access via part-glazed door with ramp access, carpet to flooring, suspended ceiling with built-in lighting, door leading to rear store room.

#### Rear Store Room

3.88m x 3.03m (12' 9" x 9' 11")

Ceiling light, fitted shelving, fitted work surface, stainless steel sink and drainer providing hot and cold water supply. Door leading to rear entry, stairs leading to first floor.

### First Floor

#### Room One

8.42m x 3.87m (27' 7" x 12' 8")

Ceiling lights, glazed window, door leading to WC and room two.

#### WC

Ceiling lights, two windows, sink providing hot and cold water supply, low level WC.

#### Room Two

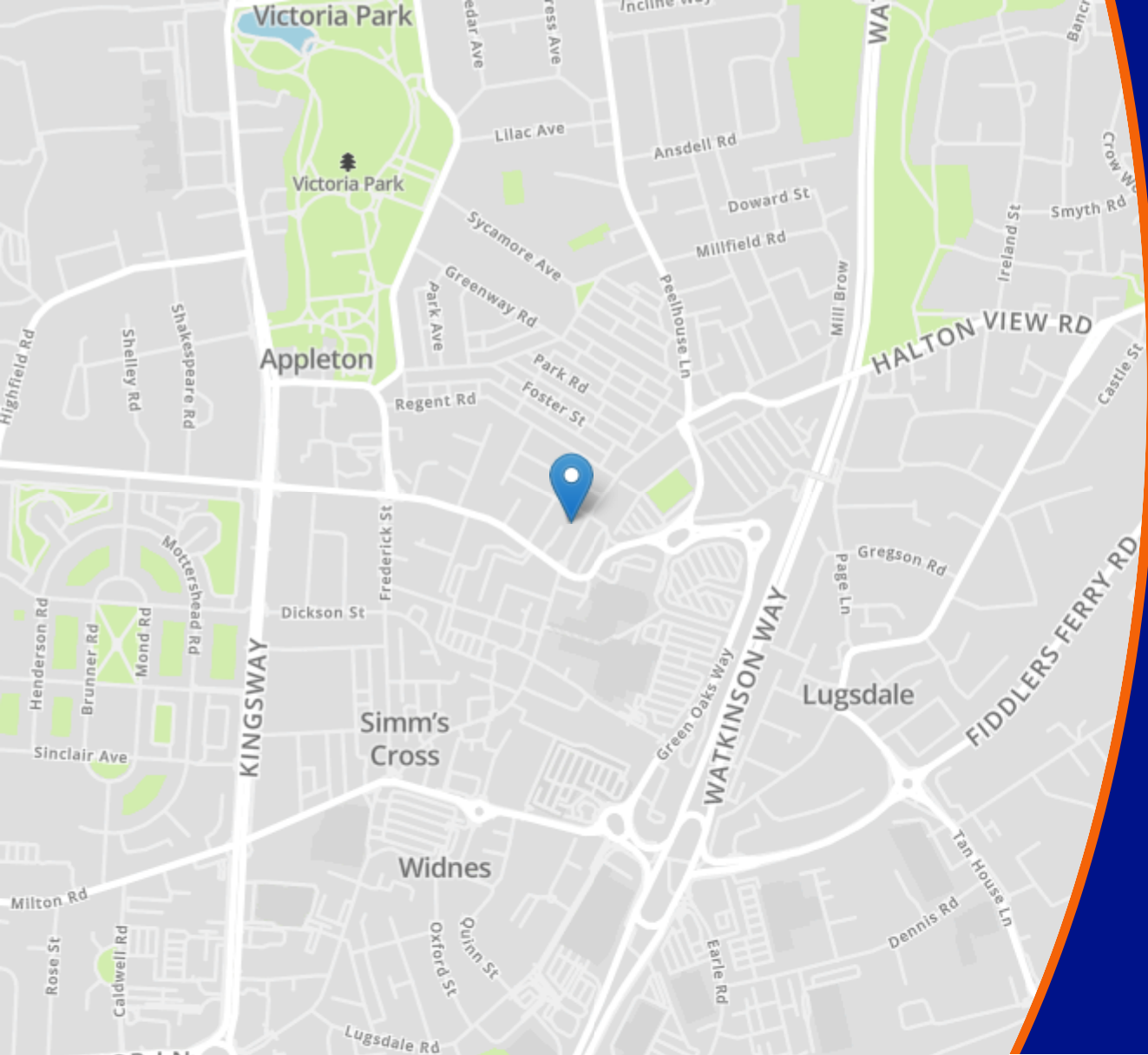
4.46m x 4.00m (14' 8" x 13' 1")

Ceiling lights, door leading to room three, stairs to second floor.

### Second Floor

#### Room One

Ceiling light, glazed roof skylight



Myler & Co

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