



41 Derby Road
Widnes, WA8 9LG



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Asking Price £110,000

Offered to market this COMMERCIAL SHOP with one bedroom flat above. The premises is in a prime location set in FARNWORTH VILLAGE, has an EPC rating of C and comprises of 42 SQMT's, close to residential homes and other shop premises, within walking distance to North Widnes Railway station, major road and railway networks. The premises is currently tenanted and can be purchased with TENANT IN SITU. The premises also has a one bedroom flat above with separate access - EPC rating C and comprises of 30 SQMT's. Viewing is highly recommended to see potential by APPOINTMENT ONLY.

Main Shop Area

4.43m x 4.46m (14' 6" x 14' 8")

Small Work Area

4.52m x 1.69m (14' 10" x 5' 7")

Store Room

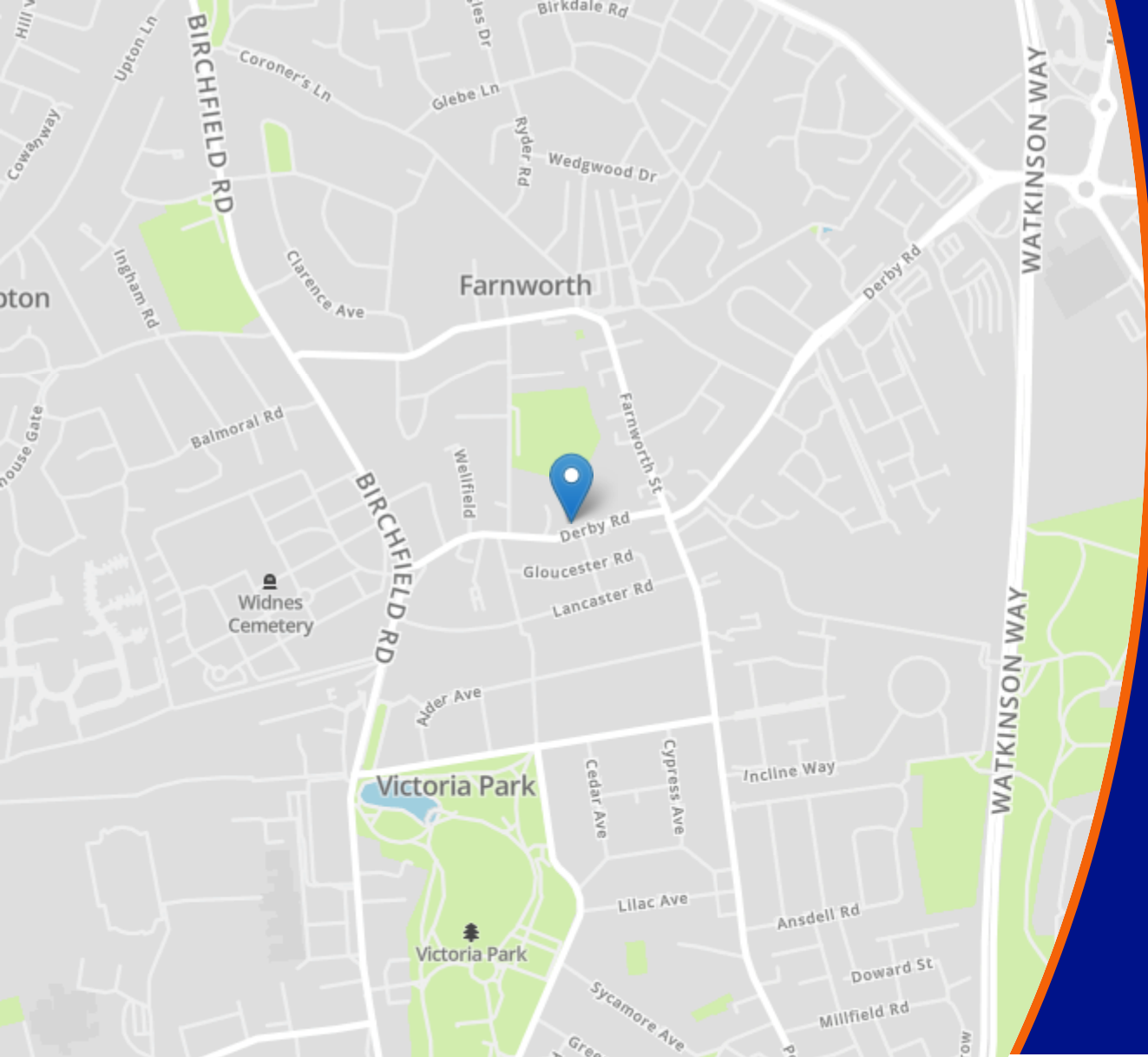
2.56m x 1.48m (8' 5" x 4' 10")

Rear Work Area

2.64m x 2.04m (8' 8" x 6' 8")

WC

Including small storage area



Myler & Co

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