



169 Albert Road
WIDNES, WA8 6LH



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Offered FOR SALE this COMMERCIAL PROPERTY offering spacious shop space and well appointed to first floor, cellar, previously used as a bakery, there is also a flat above included in the sale with tenant in situ, set in a Prime location within WIDNES TOWN CENTRE. VIEWING HIGHLY RECOMMENDED. Flat comprises of ONE BEDROOM, lounge, kitchen & bathroom with separate access from shop premises. An ideal INVESTMENT OPPORTUNITY for new and current landlords, with the potential for up to a 12.9% yield.





Commercial Shop

Front Office

4.37m x 3.62m (14' 4" x 11' 11")

Entered via UPVC double glazed door, front and side aspect UPVC double-glazed windows, six recessed ceiling lights, laminate to flooring, radiator. Two remote control metal shutter.

Rear Office

6.42m x 2.80m (21' 1" x 9' 2")

Two ceiling light, two radiators. Laminate to flooring, door to cellar and archway leading to kitchen.

Kitchen

2.14m x 3.02m (7' x 9' 11")

Side aspect UPVC double glazed French doors leading to yard, two ceiling lights, radiator, laminate to flooring. Fitted kitchen comprises:- A range of wall and base units, stainless steel sink and drainer with chrome mixer tap incorporating two ring halogen hob, tiles splashback, door to cloakroom.

Cloakroom

Ceiling light, laminate flooring, wash hand basin housed on a vanity style unit, part-tiled walls, low level WC.

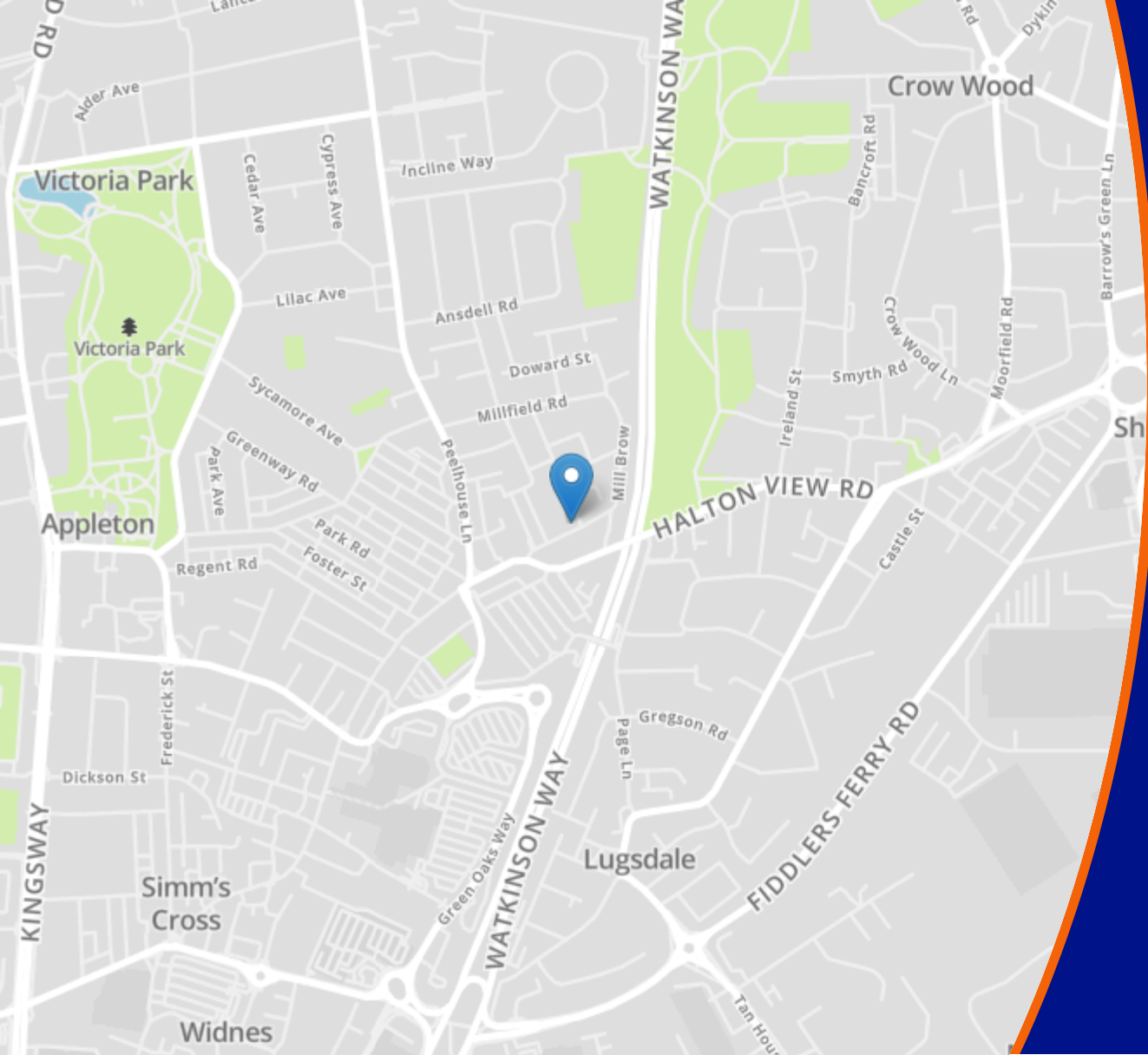


Rear Yard

Bounded by brick walls with gated access to the side.

Cellar

Two ceiling lights, radiator. Currently used as a store room.



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