



169 Albert Road  
WIDNES, WA8 6LH



0151 424 5100  
[info@mylerestates.com](mailto:info@mylerestates.com)



# Albert Road

WIDNES, WA8 6LH

Asking Price £125,000

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 - Previously Cake 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.

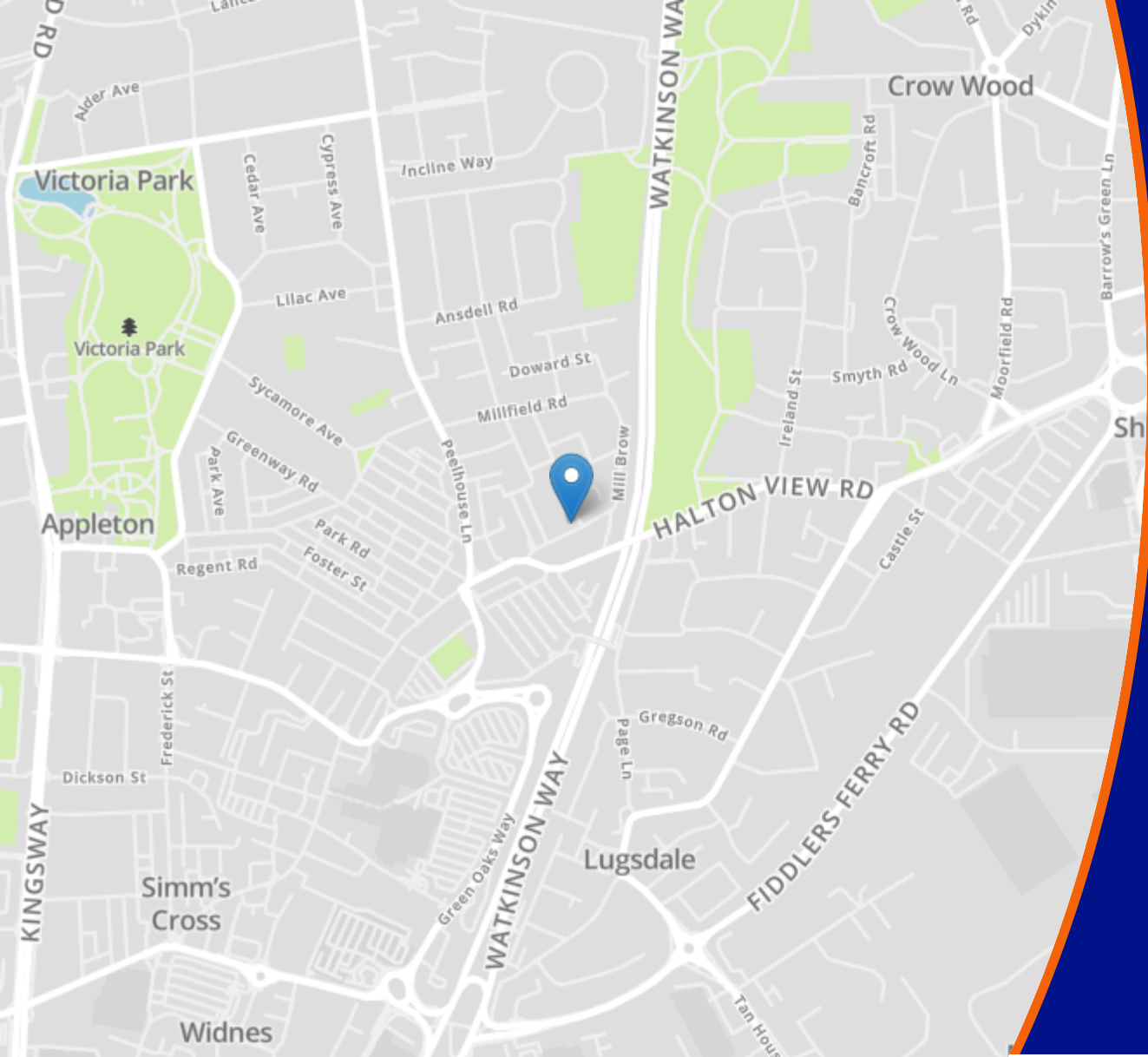


### Rear Yard

Bounded by brick walls with gated access to the side.

### Cellar

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



Myler & Co

77, Albert Road, Widnes, Cheshire, WA8 6JS

0151 424 5100

[info@mylerestates.com](mailto:info@mylerestates.com)