



39 Derby Road
Widnes, WA8 9LG



0151 424 5100
info@mylerestates.com

Derby Road

Widnes, WA8 9LG

Offers Over £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 25 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, currently used as a Tattoo Shop. The premises also has a one bedroom flat above with separate access which is also tenanted - EPC rating F and comprises of 39 SQMT's, Council tax band A. Viewing is highly recommended to see potential by APPOINTMENT ONLY.

Shop Premises

Front

4.85m x 4.20m (15' 11" x 13' 9")

Access via composite door, front aspect window, laminate to flooring, door to kitchen.

Kitchen

Ceiling light, laminate to flooring, a range of base units with stainless steel sink and mixer tap, door to WC.

WC

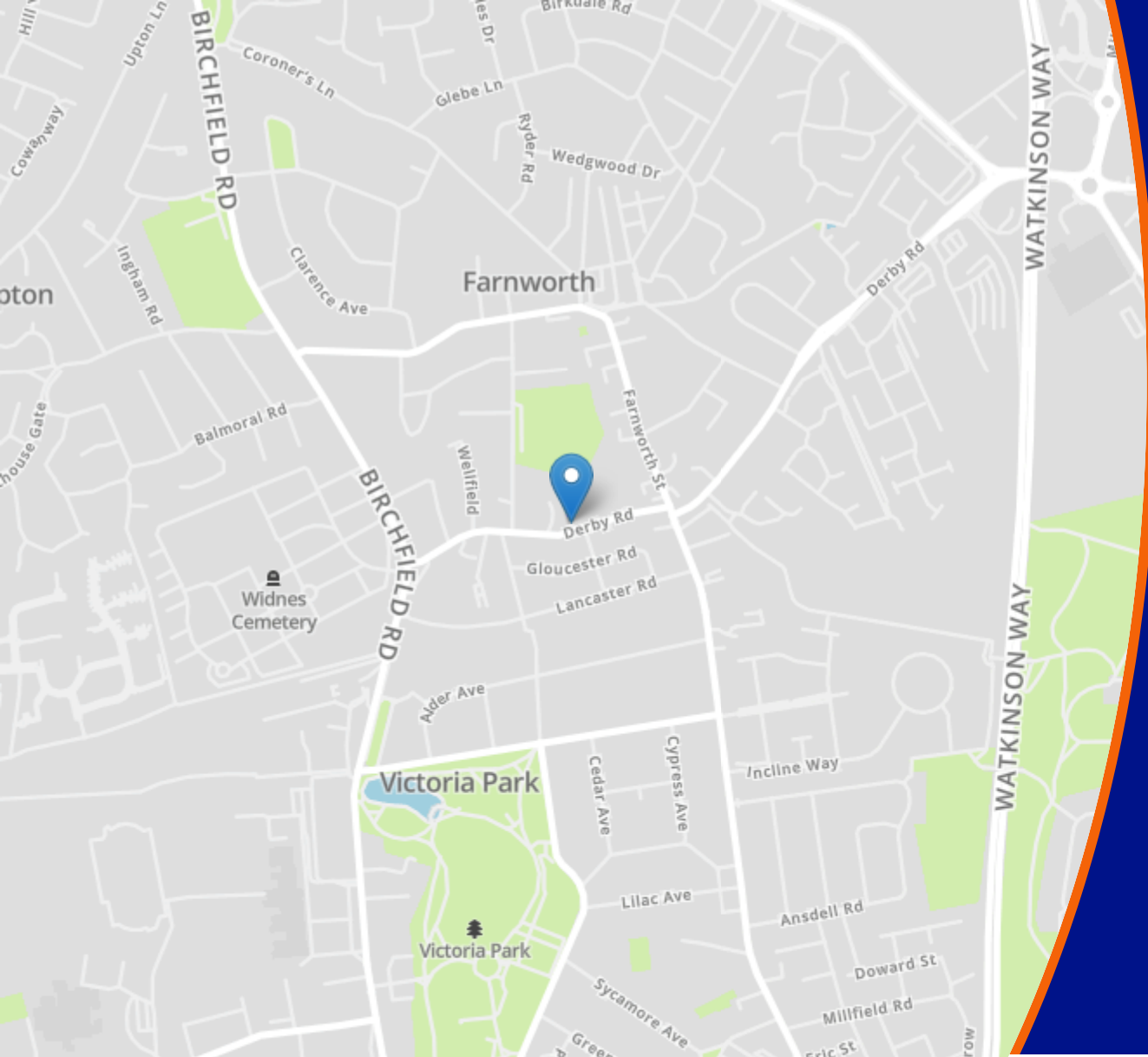
1.67m x 1.33m (5' 6" x 4' 4")

Window, ceiling light, tiles to flooring, wall mounted wash hand basin, low level WC.

First Floor Flat

39 SQMTS

One Bedroom Flat



Myler & Co

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

0151 424 5100

info@mylerestates.com