

To Let
£13,500 p.a. exclusive



Prominent Two-Storey Semi-Detached Commercial Property

1,304 SQ FT (121.14 SQ M) – PARKING FOR 3 VEHICLES TO FRONT FORECOURT

📍 11 FARNWORTH STREET, WIDNES, CHESHIRE, WA8 9LH

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent position fronting Farnworth Street
- Established mixed commercial and residential location
- Suitable for a variety of retail, office or personal care sector / service-based uses (subject to any necessary consents)
- Ground floor open-plan accommodation
- First floor providing three separate rooms and bathroom
- Ground Floor: 780 sq ft (72.46 sq m) / First Floor: 524 sq ft (48.68 sq m)
- 100% business rates relief for qualifying occupiers
- Forecourt parking for approximately 3 vehicles
- Rental £13,500 per annum exclusive (no VAT)



LOCATION

The property occupies a prominent position on Farnworth Street in a popular, mixed use location. Whilst the immediate surrounding area is predominantly residential in nature, it is supported by a range of established local amenities and independent businesses including hair and beauty salons, convenience stores and other service providers.

Widnes is a well-established commercial and industrial centre within the Borough of Halton, strategically located approximately 12 miles east of Liverpool, 7 miles west of Warrington and 30 miles south-west of Manchester. The town benefits from excellent road communications via the A557 Expressway, providing direct access to Junction 7 of the M62 motorway and onward connections to the M56, M57 and M6 motorway networks.

Widnes Railway Station offers regular services to Liverpool, Manchester and Warrington, whilst Liverpool John Lennon Airport is located approximately 9 miles away.

DESCRIPTION

The property comprises a two-storey, semi-detached commercial building of traditional cavity brick construction beneath a pitched and hipped tiled roof.

Internally, the ground floor provides predominantly open-plan retail accommodation with a split-level arrangement in part and benefits from display frontage onto Farnworth Street. The first floor is arranged on a more cellular basis and comprises three well-proportioned rooms together with a bathroom facility, proving for office, treatment or storage facilities.

The property extends to approximately 1,304 sq ft (121.54 sq m) and benefits from a forecourt providing parking for approximately 3 vehicles.

The premises may suit a range of uses, including retail, office, personal care sector and serviced based uses.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	72.46	780
First Floor	48.68	524
Total	121.14	1,304

***plus parking for upto 3 vehicles**

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL AND VAT

£13,500 per annum exclusive, payable quarterly in advance.

VAT is not applicable.

USE

Use Class E(g)(i). It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Halton Borough Council).

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £11,500, with effect from 1st April 2026. **100% Business Rates Relief may be available for qualifying occupiers. Interested parties are advised to clarify this directly with the Local Rating Authority (Halton Borough Council).**

The Standard Retail, Hospitality and Leisure (RHL) Multiplier for the 2026/2027 Financial Year is 0.430 pence in the £, or 0.382 pence in the £ for qualifying small businesses.

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

An Energy Performance Certificate (EPC) has been commissioned and full copy of the Report is available on request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.