

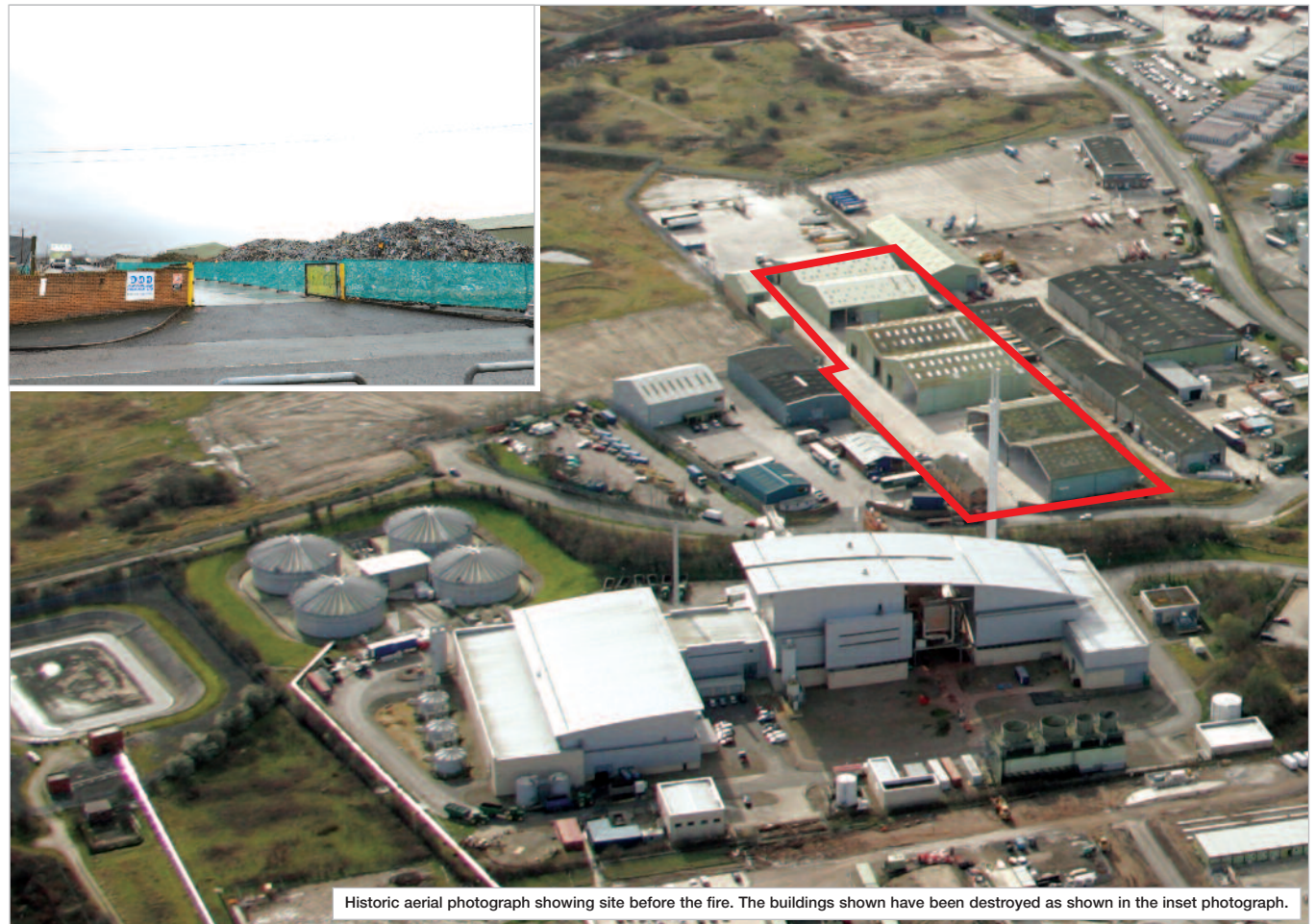
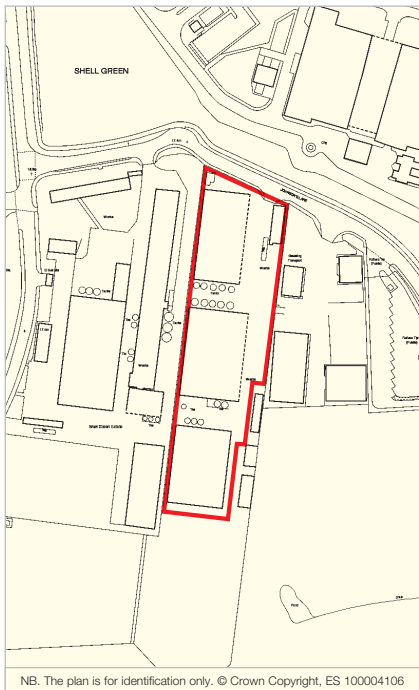
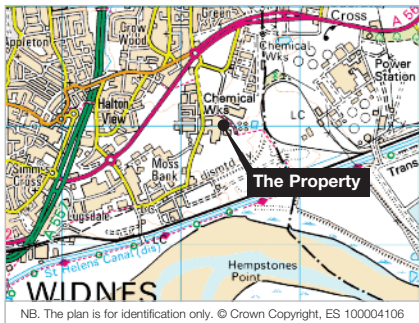
Widnes

Former RTZ Premises Johnson's Lane Off Gorsey Lane Cheshire WA8 0RP

- **Freehold Vacant Site**
- Previously used as a materials recycling facility
- Circa 3 acre rectangular site
- Established industrial area which will benefit from the new Mersey Bridge

Vacant Possession (1)

**SIX WEEK COMPLETION
AVAILABLE**



Historic aerial photograph showing site before the fire. The buildings shown have been destroyed as shown in the inset photograph.

Tenure

Freehold.

Location

Widnes, with a population in excess of 55,000, is a popular Cheshire town with a busy retail centre. The town boasts good road communications being situated on the A562 some 4 miles south of Junction 7 of the M62, 5 miles north of Junction 12 of the M56 and 12 miles south-east of Liverpool. Widnes has benefited from significant recent investment with the development of the Hive Leisure Park and new Tesco Superstore on the A577 and the 3MG Mersey Multimodal Gateway which provides regional distribution centres for Tesco and Eddie Stobart. Widnes is likely to further improve on completion of the new 6 lane bridge over the Mersey which is scheduled for completion in 2017.

The property is situated on the south side of Johnsons Lane close to its junction with Gorsey Lane and Fiddlers Ferry Power Station in an industrial area some 2 miles east of Widnes town centre within the Widnes Waterfront Regeneration Area. The A562 Ashley Way Expressway, which leads to the M62, is circa 500 metres distant. The area is likely to improve further once the New Mersey Crossing is completed.

Occupiers close by include Veolia, Shell Green Estates, Wastecare Ltd and Suttons International.

Description

The property comprises a roughly rectangular site with a frontage to Johnsons Lane. The site was previously developed to include a two storey office building and a range of waste processing units, all of which were destroyed by a recent fire. The rubble from these demolished buildings remains on the site. There is a right of way running the full length of the site from the front to the rear boundary positioned close to the side of the site (1).

The property provides the following accommodation and dimensions:

Site Area – Circa 1.22 Hectares (3.0 Acres)

Area provided by the Vendor.

Tenancy

The entire property is offered with FULL VACANT POSSESSION.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

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