



# Venture Fields

## Widnes

**Restaurant / Leisure  
Development**

**To Let / For Sale**



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## Location

Venture Fields lies half a mile south of Widnes Town Centre, directly opposite The Hive Leisure scheme, in the Widnes Waterfront regeneration area. The Hive leisure scheme includes; Reel Cinemas, Silver Blades Ice Rink, Widnes Superbowl, Nando's, Frankie & Benny's, Brewer's Fayre and a Premier Inn hotel which has recently been expanded to 88 rooms.

Widnes Shopping Park is located nearby; occupiers include Marks and Spencer, Next and Boots. Tesco Extra, Pets at Home and B&M are also located nearby.

The site is accessed from Earle Road and is close to the junction of A562 Fiddlers Ferry Road and A557 Eastern By-Pass. This provides fast access to junction 7 of the M62, 4 miles to the north, giving easy access to Liverpool, Warrington and Manchester.

To the south lies the Runcorn Bridge linking to the Wirral, Chester, North Wales and M56 Junction 12 (5 miles). The new Mersey Gateway Bridge is due for completion in Autumn 2017. Crossing the Mersey close to Widnes Waterfront, the bridge will provide a major new transport link between North Cheshire and Merseyside and provide wider economic benefits to the region.

It is estimated that some 1.5 million people are located within a 20km drive of the centre of Widnes (Focus Report).

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The Hive  
Leisure Park

A557

EARLE ROAD

CARTER HOUSE WAY

Shared access

Unit 1

Unit 2

Unit 3

69 parking spaces  
including 4 disabled

118 parking spaces  
including 6 disabled

Pure  
Gym

Please note that the layout and unit sizes  
are flexible at this stage and can be developed  
to meet operator requirements, subject to terms,  
covenant and planning.

### Area Schedule

Approx GIA (sq ft / sq m)

Unit 1	4,410 sq ft	410 sq m
Unit 2	1,505 sq ft	140 sq m
Unit 3	1,290 sq ft	120 sq m
<b>Total</b>	<b>7,205 sq ft</b>	<b>670 sq m</b>

**Site Area (Units 1, 2 & 3) - 1.88 acres (0.76 Ha) approx**

The layout and unit sizes shown are indicative at this stage.  
Floor areas are approximate gross internal areas.

For indicative purposes only

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## Description

The site, located directly opposite The Hive, and accessed off Earle Road, totals approx 1.88 acres /0.76 ha. The layout, unit sizes and associated car parking is flexible at this stage and can be developed to meet operator requirements, subject to terms, covenant and planning.

## Terms

### Tenure

Lease terms to be agreed. Alternatively, plot sales may be considered.

### Rent/Price

Upon application.

### Service Charge

A service charge and insurance contribution will be payable.

### Rates

Tenants will be responsible for the payment of business rates (to be assessed by the local authority).

### Planning

Any new development will be subject to planning consent.





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## Contact

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