

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

ESTABLISHED  
**175** YEARS  
1840

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**TO LET**

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### Retail

Unit 3 Elton Shopping Precinct, Ince Lane, Cheshire CH2 4LU

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#### Description

The unit is located in a multi-let parade of shops serving Elton Village. It is of brick construction with a pitched tile roof and was previously used as a retail premises specialising in alcohol. The property benefits from an electric roller shutter. There is a plentiful supply of communal parking on the parade of shops and there is also a rear yard.

#### Location

The property is prominently located within Elton Shopping Precinct and is located four and a half miles from Ellesmere Port Town Centre and is within half a mile of Junction 14 of the M56.

0151 647 9272

# Unit 3 Elton Shopping Precinct, Ince Lane, Cheshire CH2 4LU

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## Rental Price

£6,500 per annum

## Tenure

Leasehold

## Accommodation

Front sales area	57m <sup>2</sup>	613ft <sup>2</sup>
Rear Sales Area	28m <sup>2</sup>	301ft <sup>2</sup>

## Rating Assessment

Rates Payable 2020	£2,847.80
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## Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the documentation.

## VAT Statement

All prices and rents quoted are exclusive but may be liable for VAT

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Strictly by arrangement with Agents. Contact :



### Tom Carew

Commercial Agency

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