

Smith AND SONS

PROPERTY CONSULTANTS

Retail

10-12 Whitby Road, Ellesmere Port CH65 8AD



Description

A double fronted property, prominently positioned on Whitby Road in Ellesmere Port's Town Centre. The property benefits from internal roller shutters and measures at 743.62 Sq.Ft (69.11 Sq.m). The property was previously used as a salon however can be used for a range of purposes subject to the correct planning.

Location

The property is located on Whitby Road, within close proximity to the M53 Motorway and Ellesmere Port Train station, which provides direct routes from Liverpool and Chester. Other nearby traders include Greggs, Domino's and Boots.

0151 647 9272

<https://www.smithandsons.net/>

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Rental Price

£10,000 p.a

Accommodation

Ground Floor	69.11m ²	743.62ft ²
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W.C + Kitchen Facilities

Tenure

By way of a brand new FR+I lease, the length of which is negotiable.

Rating Assessment

Ratable Value (2026)	£11,250
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Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

The property is subject to VAT.

Strictly by appointment with sole agent, contact;



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