

# 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/>

# 10-12 Whitby Road, Ellesmere Port CH65 8AD

## Rental Price

£10,000 p.a

## Accommodation

Ground Floor	69.11m <sup>2</sup>	743.62ft <sup>2</sup>
--------------	---------------------	-----------------------

W.C + Kitchen Facilities

## Tenure

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

## Rating Assessment

Ratable Value 2024	£8,400
--------------------	--------

## 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;



**Jamie Robertson**

E: [jxr@smithandsons.net](mailto:jxr@smithandsons.net)

T: 0151 647 9272

0151 647 9272

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

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.