

### Investment

7 The Cross, Neston, Cheshire CH64 9UB

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#### Description

The property comprises a two storey end terrace building consisting of lock up shop premises to the ground floor, together with self-contained beauty rooms/offices at first floor level. The property has a large retail frontage and benefits from a small concrete surfaced yard with storage/workshop to the rear.

#### Location

The property is located on The Cross as part of a small row of retail properties with frontage onto High Street, which contains numerous independent shops together with a mix of offices, cafés, restaurant's and public houses. The location offers good access to surrounding road networks including the A450 Chester High Road and has adequate public transport via local bus routes and a nearby train station.

# 7 The Cross, Neston, Cheshire CH64 9UB

## Sale Price

Offers in excess of £250,000

## Tenure

Freehold

## Accommodation

Ground Floor Front Sales	33.18m <sup>2</sup>	353ft <sup>2</sup>
Ground Floor Rear Sales	28.23m <sup>2</sup>	304ft <sup>2</sup>
Outside Workshop/Store	22.67m <sup>2</sup>	244ft <sup>2</sup>
First Floor Salon Reception/Waiting Area	12.18m <sup>2</sup>	131ft <sup>2</sup>
Beauty Room 1	19.69m <sup>2</sup>	212ft <sup>2</sup>
Beauty Room 2	12.20m <sup>2</sup>	131ft <sup>2</sup>
Beauty Room 3	7.28m <sup>2</sup>	78ft <sup>2</sup>
Beauty Room 4	7.03m <sup>2</sup>	76ft <sup>2</sup>
Staff Room	5.54m <sup>2</sup>	60ft <sup>2</sup>

## Rating Assessment

Ground Floor	£8,700
First Floor	£4,000

## Other Info

### Tenancy Details :

The ground floor shop is currently vacant.

The first floor is let on a three year lease from 20th May 2016. The lease is held on internal repairing terms at a passing rent of £6,500 per annum.

This lease has now expired and the tenant is holding over on the same terms in accordance with the Landlord and Tenant Act 1954.

## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices and figures quoted are exclusive of VAT

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Strictly by arrangement with Agents : Contact



### Tom Carew

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