

## Retail

### Aston House, Neston Road, Willaston CH64 2TE



#### Description

The property was previously used as a coffee shop/cafe but could be used for a variety of purposes subject to the correct planning. The property comprises a ground floor retail unit which extends to 58 Sq.m (624.6 Sq.Ft) which includes W.C and kitchen facilities. There is a yard to the rear of the property with a barn/storage unit which extends to 30 sq.m (322.8 Sq.ft).

#### Location

The property is situated in a prominent central location in Willaston Village, which benefits from high amounts of footfall. Many traders nearby are locally established business however there are some national retailers which include Spar.

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## Rental Price

£17,000 per annum

## Tenure

The property is available by way of brand new FR+I lease, the length of which is negotiable.

## Accommodation

Ground Floor	58m <sup>2</sup>	624.6ft <sup>2</sup>
Barn/Storage Unit	30m <sup>2</sup>	322.8ft <sup>2</sup>

W.C and kitchen facilities. Yard at rear.

## Rating Assessment

Ratable Value	£6,500
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## Legal Costs

Each party to be responsible for their own legal costs.

## VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT.

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Strictly by appointment with sole agent, contact;



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