

Retail

1155 - 1157 New Chester Road, Eastham CH62 0BY



Description

The property comprises a ground floor double fronted lock up retail/office unit with workshop/store area to the rear and offices to the first floor extending to 219.73m²(2,364ft²). The premises would be suitable for a variety of uses subject to planning.

Location

The premises are situated in a well established trading position on New Chester Road in Eastham Village. The property is located a short distance from junction 3 of the M53 Motorway and with walking distance of local bus routes.

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Rental Price

£15,000 per annum

Accommodation

Sales Area	39.34m ²	423ft ²
Rear Sales/Office	16.98m ²	183ft ²
Rear Offices	18.16m ²	195ft ²
Kitchen/Store	5.88m ²	63ft ²
Outer Store	6.12m ²	66ft ²
Workshop	53.79m ²	578ft ²
First Floor Offices	63.46m ²	683ft ²
First Floor Storage	15.97m ²	172ft ²

W.C & Kitchen facilities

Legal Costs

The ingoing tenant is to be responsible for our clients legal costs incurred in the preparation of the lease and counterpart.

VAT Statement

All price and rents quoted are exclusive of VAT

Tenure

The premises are available by way of a new Full Repairing and Insuring lease the length of which is negotiable.

Rating Assessment

Rateable Value	£11,750 (may benefit from small business rates relief)
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Strictly by appointment with:



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