

TO LET
RETAIL UNIT(S)
 with
A5/FAST FOOD consent
CHESTER
105 – 107 BOUGHTON



LOCATION

The premises are situated in an exceptionally prominent position fronting the busy Boughton (A51) within only ¾ mile due east of Chester city centre. The immediate area is of mixed residential and commercial uses, including retail, office, restaurants and pubs and there is a large residential area within only a short traveling distance.

DESCRIPTION

The vacant premises are arranged principally on ground floor level and comprise two interconnecting units, which are available on either a combined or split basis. They provide a potential ground floor area of between 500 sq ft and 1,700 sq ft although the unit sizes proposed in the current plan are as follows:-

105 Boughton

Internal Width	21ft 08in	(6.60m)
narrowing to	4ft 10in	(1.47m)
Shop depth	41ft 00in	(12.50m)
Ground Floor area	830 sq ft	(77.14m ²)
Plus wc		

107 Boughton

Internal Width	14ft 07in	(4.45m)
Shop depth	61ft 10in	(18.62m)
Ground Floor area	720 sq ft	(66.91m ²)

Plus basement
 Plus communal lobby and bin store
 There is a basement of restricted use.

PLANNING

Consent has recently been obtained for A5/Fast Food use on the whole of the ground floor with the trading hours being 18.00hrs to 24.00hrs Monday to Saturday and 23.00 hours on Sundays. This is subject to satisfactory ventilation being provided.

SUBJECT TO CONTRACT

LEASE

The premises are available either as a single unit or on a split basis for a term of years to be negotiated and subject to 5 yearly upward only rent reviews.

RENTS

105 Boughton	£11,000per annum
107 Boughton	£ 9,000 per annum
single unit	£18,000 per annum

SALE

A sale of the freehold interest in the whole building maybe considered. Part of the first floor is an office producing a rental income of £7,500.00 per annum and the other part is an occupied flat let at £525 per month. The freehold sale price is £345,000.

RATES

It is understood that the property will be assessed as from April 2010 as a single unit as follows :-

Rateable value	£15,500.00
Rates payable	£ 6,417.00

It is however, recommended that all interested parties should make their own enquiries with the local rating authority.

VIEWING

STRICTLY BY PRIOR APPOINTMENT THROUGH THE SOLE RETAINED AGENTS BOLTON BIRCH.

Ref: Richard W. Bolton
 RWB
 29.03.2010

