

SHOP TO LET

84 BOUGHTON

CHESTER

CH3 5AQ

REDUCED RENT

LOCATION

The retail unit occupies an exceptionally prominent location fronting the main easterly access road into Chester City centre close to such multiples as Maplin, B & M, American Golf and Hein Gericke. It forms part of a parade of local and specialist traders and has the benefit of on street parking.

DESCRIPTION

Arranged on ground and first floor level the unit provides the following approximate dimensions and areas:-

Int. Width	4.49m	14/9
Shop Depth	8.22m	27/0
Built Depth	13.72m	45/0
Trading area	34.85m ²	375 sq ft
Kitchen	1.78m ²	19 sq ft
store	0.73 m ²	8 sq ft
plus WC		
First Floor	20.45m ²	220 sq ft

TERMS

The premises are available on a new lease basis for a term of years to be discussed

RENT

Reduced to £5950pa exclusive

SUBJECT TO CONTRACT



V.A.T

All figures quoted are exclusive of but may be subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is in the course of being prepared and will be made available to interested parties.

RATES

From verbal enquiries with the local rating authority it is understood that the premises are assessed as follows:-

Rateable Value	£6700.00
Rates Payable (2010 to 2011)	£2773.80

NB Small business rates relief may be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the disposal.

VIEWING / INSPECTION

Strictly by appointment with the sole retained agents Bolton Birch. Please contact Richard Bolton

Tel : 01244 311681

Fax : 01244 344090

Email : richard@boltonbirch.com

Website www.boltonbirch.com

Details Dated : 15/9/11

Ref: RWB / b84

