

# TO LET/FOR SALE

**Car Showroom/Trade Counter Unit providing Showroom, office and workshop accommodation with extensive external car sales located in the established Sealand Trading Estate.**

**7,467 sq ft (694 sq m)**

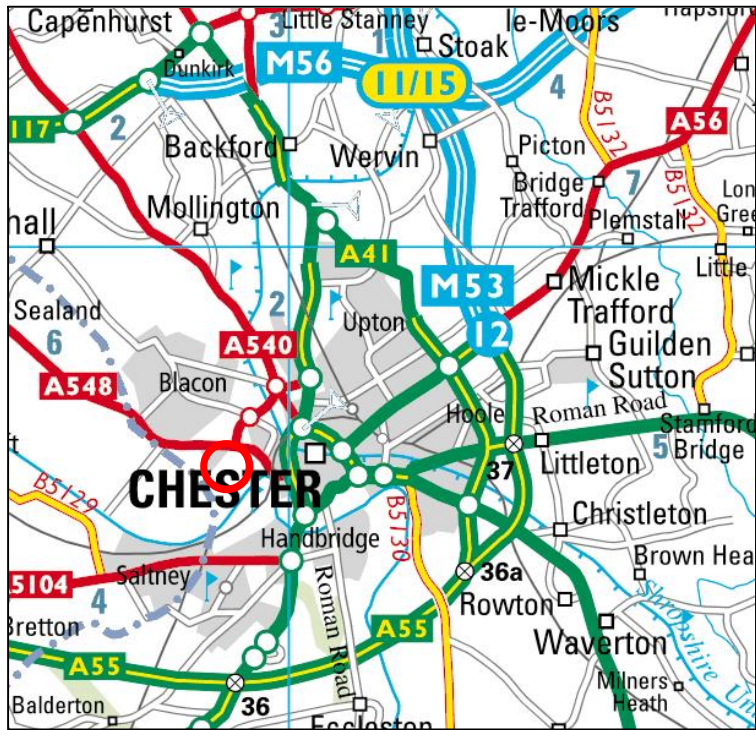


**Unit One  
Chester Commerce Park,  
Sealand Road, Chester CH1 4LT**

**Bolton  
Birch**

[www.boltonbirch.com](http://www.boltonbirch.com)

**01244 311681**



**Location**

Chester Commerce Park occupies a prominent position on Bumpers Lane opposite Chester Football Club’s Deva Stadium, off Sealand Road approximately one mile to the west of Chester City Centre. The leading retail brands represented in the immediate area include B&Q, Comet, Halfords, JJB Sports, Topps Tiles and PC World amongst others. The leading car dealership brands represented include BMW, Mini, Mercedes, Land Rover, Renault, Vauxhall, Volkswagen and Volvo.

Both the M53 and M56 are located approximately three miles away while the A55 North Wales Expressway provides the dual carriageway link to the south, to Holywell and Ireland.

**Description**

The subject property comprises a modern high specification unit constructed around a steel portal frame with significant full height glazing to the front and part side elevations with insulated steel cladding to the remaining side and rear elevations and roof. Internally, the front section of the unit provides an extensive showroom which benefits from a fully tiled floor and the full height glazing provides an excellent level of natural lighting. The front elevation of the showroom element incorporates a glazed up and over door to facilitate its former use as a car showroom. To the rear of the showroom there are middle section offices finished to a good modern specification comprising a series of private offices and meeting rooms, male, female and disabled WC facilities and kitchen. Further storage space is located above at first floor level. The rear section of the building provides a high bay workshop/warehouse with rear access loading door, solid concrete floor and high level lighting.

The unit sits on a large surfaced site the front section of which provides extensive car sales pitches fronting onto Bumpers Lane.

**Areas**

The premises have been measured on a gross internal area basis in accordance with The Royal Institution of Chartered Surveyors Recommended Practice.

Showroom	2,623 sq ft	(243.7 sq m)
Offices	2,164 sq ft	(201.0 sq m)
Workshop	2,680 sq ft	(248.9 sq m)
<b>Total</b>	<b>7,467 sq ft</b>	<b>(693.6 sq m)</b>

**Terms**

The premises are available to let by way of a new lease for a period to be agreed or alternatively the premises are available to purchase (on a long leasehold basis).

Further information on rent and price are available upon request.

**VAT**

All figures and prices quoted are exclusive of, and may be liable to, VAT at the standard rate prevailing.

**Further Information / Viewing**

Please contact the joint agents :

Jonty Goodchild - Bolton Birch  
Tel: 01244 311681

Steven Wade - Legat Owen  
Tel: 01244 408200

Tony Hindley - Nigel Lawrence Partnership  
Tel: 0845 481 0080



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