

SHOP TO LET

CHESTER

25 CHESTER STREET

SALTNEY

CH4 8BL

460 sq ft



LOCATION

The premises are situated some 2 miles south of Chester city centre fronting the very busy A5104 Chester Street which is one of the main access routes to and from the city from Wales. It forms part of a shopping parade which accommodates a wide variety of traders and is also close to a large residential area.

DESCRIPTION

The shop is arranged on ground floor only but does form part of a two storey building accommodating separate residential flats above. It provides a well fitted out sales area to the front with suspended ceiling and an air conditioning/heating system plus a kitchen to the rear together with office/store space. Electric security shutters are also provided in the shop front. The more detailed dimensions and areas are as follows:-

Shop internal width	5.7m	18/8
Shop depth	5.29m	17/4
Shop sales area	30.20m ²	325sq ft
Office/store	8.83m ²	95sq ft
Kitchen	3.72m ²	40sq ft
Plus WC		

TERMS

The premises are available on a new lease for a term of years to be discussed. A freehold sale of the vacant shop and occupied flats will also be considered

SUBJECT TO CONTRACT



RENT

£7,500pa

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

The premises are currently assessed for rates as follows:-

Rateable Value £5400

Rates Payable £2338

NB Small business rates relief may be available.

LEGAL COSTS

The ingoing party will be responsible for the landlords reasonable legal costs incurred in the granting and preparation of the lease.

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 : 20/10/2011

Ref: RWB / Salt25