

SHOP FOR SALE **(LEASE CONSIDERED)** **124 CHRISTLETON RD** **CHESTER** **CH3 5TD**



LOCATION

The premises form part of a shopping parade a mile due east of Chester city centre on the very busy A41 Christleton Road which links with the A55 outer ring road and Sainsbury's. Included within the parade is Lloyds Bank, Pizza Hut, Corbetts Bookmakers and Jewsons together with a number of more specialist retailers. Bonhams Auctioneers are also adjacent. The parade does benefit from good off street parking.

DESCRIPTION

The shop is arranged on ground and first floor level and occupies a prominent corner location with rear yard and access. The approximate dimensions and areas are as follows:-

Internal width	5.35m	17/6
Built Depth	13.00m	42/8
Ground floor sales	44.42m²	478 sqft
Ground floor backup	19.33m²	208 sqft
First floor	64.59m²	695 sqft

TERMS

The premises are available on a freehold basis with vacant possession for £130,000. A new lease will be considered at a rent of £12,500pa

SUBJECT TO CONTRACT

ENERGY PERFORMANCE CERTIFICATE

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

RATES

It is understood from the local rating authority that the premises are assessed as follows;

Rateable Value	£9,900.00
Rates Payable (2011-12)	£4,286.70

LEGAL COSTS

Each party will be responsible for their own legal costs if a freehold sale is carried out..

VIEWING / INSPECTION

Strictly by appointment with the sole retained joint agents

Bolton Birch. c/o Richard Bolton

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or

Edward Symmons. c/o Brett Henshaw

Tel : 0151 243 1111

Details Dated : 10.2.2012
Ref: RWB / C124

