

# SHOP TO LET

**53 FIVE ASHES ROAD  
WESTMINSTER PARK  
CHESTER**

## LOCATION

The unit forms part of a local neighbourhood centre a mile due south of Chester city centre and currently includes a Coop convenience store and seven other retail outlets. This is the only vacant unit having previously traded as an off licence. The parade benefits from good off street car parking.

## DESCRIPTION

The shop is arranged on ground floor only although there may be an opportunity of including a flat at first floor and a separate garage to the rear if required. The approximate dimensions and areas are as follows;-

Internal width	5.45m	17/10
Shop depth	13.11m	43/0
Built depth	17.19m	56/4
Sales area	72.01m <sup>2</sup>	775 sq ft
Store	18.37m <sup>2</sup>	198 sq ft

Plus kitchen and wc

## TERMS

The premises are available on a new full repairing and insuring lease for a term of years to be discussed.

**SUBJECT TO CONTRACT**



## RENT

£13,000pa

## RATES

It is understood from enquiries with the local rating authority that the premises are assessed as follows.

## 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.

## 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

Details Dated : 05/05/10

Ref: RWB

