SHOP TO LET

55 FIVE ASHES ROAD
WESTMINSTER PARK
CHESTER
CH4 7QS

LOCATION

The unit forms part of a local neighbourhood centre a mile due south of Chester city centre in the attractive residential area of Westminster Park. It currently includes a Coop convenience store and seven other retail outlets and benefits from good off street car parking.

DESCRIPTION

The shop is arranged on ground floor only and has the following approximate dimensions and areas;-

Shop front	5.25m	17/3
Built depth	15.36m	50/5
Sales area	55.76m^2	600sq ft
Storage incl wc	21.90m^2	235sq ft

TERMS

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

RENT

£12,000pa

SUBJECT TO CONTRACT

RATES

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

Rateable Value	£8900.00
Rates Payable	£3853.70

NB Small Business Rates Relief may be available.

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 : 11.9.11
Ref: RWB

Bolton Birch
www.boltonbirch.com
01244 311681