



SHOP TO LET

51 Five Ashes Road, Westminster Park
Chester CH4 7QS

- The shop unit forms part of a quality shopping parade.
- Close to Chatwins Bakers and Coop convenience store.
- Excellent off-street parking.

Phone today on 01244 311681
www.boltonbirch.com

Bolton Birch

LOCATION

The premises form part of a quality shopping parade situated within the extensive residential area of Westminster Park which is some 1.5 miles due south of Chester city centre. The parade comprises 9 shops, including a recently refurbished Coop convenience store, a Chatwins bakers, Bebbingtons butchers and a specialist fishmonger along with a beauty salon, chemist and an interior design shop. The parade benefits from excellent off-street parking.

It should also be noted that planning consent has recently been obtained for a further 1400 unit residential development scheme on land adjacent to Westminster Park with phase 1 currently under construction.

Location plans attached.

DESCRIPTION

The shop is arranged on ground floor only with the benefit of good rear loading facilities. The approximate dimensions and areas are as follows; -

| Description | Metric | Imperial |
|-------------------|-----------|----------|
| Internal width | 5.48 m | 18/0 |
| Shop depth | 13.00m | 42/8 |
| Built depth | 17.38 m | 57/0 |
| Sales area | 70.91 sqm | 763 sqft |
| Rear backup space | 16.73 sqm | 180 sqft |
| Plus, wcs | | |

LEASE

The shop is available on a new lease on terms to be agreed. The tenant will effectively be responsible for full repair and insurance.

RENT

£13,250pa

RATING ASSESSMENT

It is understood that the premises are assessed as follows;-

Ratable Value £12,000.00

Rates Payable (April 2019-20) £ 5,905.20

NB Small Business Rates Relief will be applicable.

Interested parties are, however, advised to make their own enquiries to confirm these details.

ENERGY PERFORMANCE CERTIFICATE

An EPC is currently being obtained and will be available shortly if required.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted are liable to VAT at the standard rate prevailing.

FURTHER INFORMATION / VIEWING

Please contact Richard W Bolton of the sole retained agents Bolton Birch:

Tel: 01244 311681

Email: richard@boltonbirch.com

SUBJECT TO CONTRACT

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Details dated 23.7.19



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LOCATION PLANS

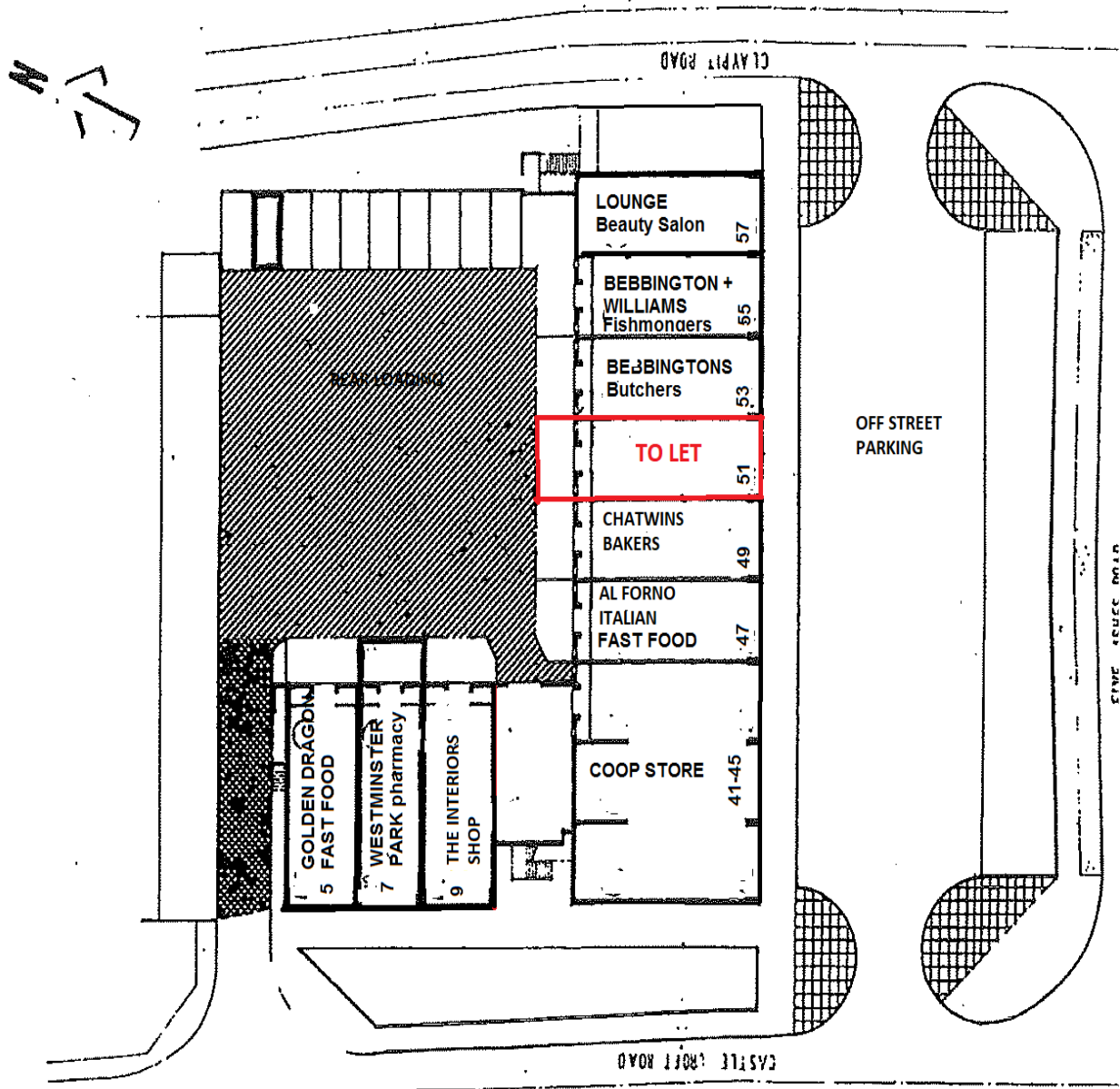


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**WESTMINSTER PARK
SHOPPING CENTRE**



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