



TO LET

INDUSTRIAL PREMISES

CH4 8SX

UNIT 17, CENTRAL TRADING ESTATE,
CHESTER

437.5 sq m (4,710 sq ft)

LOCATION

Central Trading Estate is located within Chester, approximately 20 miles south of Liverpool, 38 miles south west of Manchester. The estate benefits from excellent road communications with the M53 (Junction 12) located 2 miles to the north east of the city centre which provides direct access to Liverpool and the M56. By rail, the nearest mainline station is Chester (fastest train times) to; London Euston (2 hours 5 minutes), Manchester Piccadilly (1 hour 5 minutes) and Liverpool Lime Street (1 hour 3 minutes).

DESCRIPTION

The estate comprises a 1970's / 1980's terrace of 18 trade counter units and one stand-alone unit. Access to the estate is via High Street and Marley Way.

Each unit benefits from designated parking to the front, roller shutter doors for front loading and entrance doors for customer access.

This unit is about to undergo substantial refurbishment including; over-clad roof including roof lights, new unit frontage with access ramp, new up and over doors, new internal lighting and internal and external redecoration.



**REFURBISHED TRADE
COUNTER UNIT**

**PROMINENT
LOCATION**

**EXCELLENT
TRANSPORT LINKS**

AVAILABLE MAY 2018



Indicative of a refurbished unit



Indicative of a refurbished unit

ACCOMMODATION

The unit comprises the following gross internal areas:

Unit	Sq M	Sq Ft
17	437.5	4,710

RENTAL

Asking rental £20,000 per annum plus VAT.

SERVICE CHARGE

An estate service charge is payable for the maintenance and management of the estate's common parts and services. For the 12 month period ending May 2018 the estate service charge budget apportioned to Unit 17 is £2,135 plus VAT.

OTHER LEASE TERMS

The Tenant shall accept full responsibility for repairs to the property during the lease term.

A rental deposit may be required.

The Landlord will recover its costs in insuring the buildings. Insurance cost for 2018 is £824.09 plus VAT.

RATING ASSESSMENT

Unit 17 has a Rateable Value of £18,000. The current business rates multiplier is 0.479, making the 2017/18 rates liability of approx. £8,622. Interested parties should verify this information.

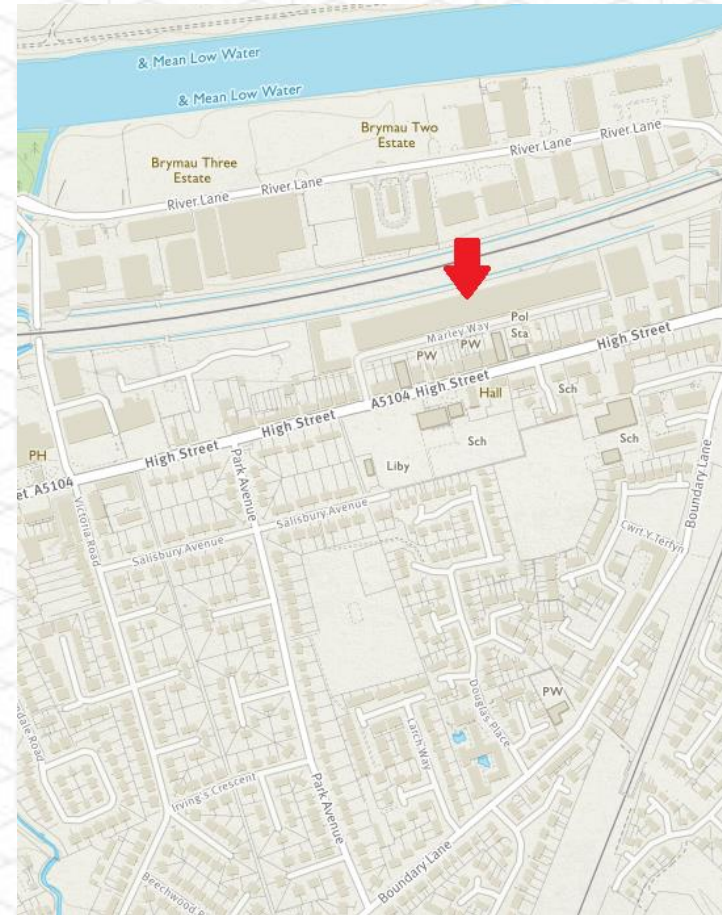


ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating:- will be provide upon completion of refurbishment works.

LEGAL COSTS

The lease shall be drafted in the Landlord's standard form, enabling early occupation if required. If the Tenant should require amendment of the Landlord's standard tenancy a charge may be administered.



VIEWING

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