

**106 -114 WHITBY ROAD  
ELLESMERE PORT CH65 0AD**



## TO LET

- Offices/leisure – subject to planning
- 232 sq m – 2,500 sq ft
- Prominent location

### Chester

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

**T** 01244 351212

**E** enquiries@bacommercial.com

### North Wales

BA Commercial, Hanover House,  
The Roe, St Asaph, LL17 0LT

**T** 01745 330077

**W** www.bacommercial.com

# 106 -114 WHITBY ROAD ELLESMERE PORT CH65 0AD

## LOCATION

The accommodation is on the ground floor and located in an excellent position on Whitby Rd in Ellesmere Port. The property is opposite Iceland and the Port Arcade Shopping Centre. The property can be more readily identified from the attached plan.

## DESCRIPTION

The accommodation comprises a ground floor open plan area with 2 separate offices and a meeting room. There is additional storage, a reception area and ladies and gents WC's. There is additional parking to the rear for approximately 3 cars.

## ACCOMMODATION/AREAS

The property has the following approximate areas:

Ground Floor	232sqm	2,500sqft
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## RENTAL

£10,000 pa

## TENURE

The Property is available on a new full repairing and insuring lease, for a term of years to be agreed.

## RATES

Verbal enquiries of the Local Authority indicate the property has a rateable value of £32,371 pa

## EPC

The property has an Energy Performance Certificate which is available on request.

## VAT

Prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

## SERVICE CHARGE

A service charge is payable to cover the Landlords apportioned running costs and insurance. Further details available on request.

## AGENTS NOTE

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.

## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

## VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: DTFW 10/01/19  
Email: dan.wild@bacommercial.com

**SUBJECT TO CONTRACT**

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## IMPORTANT NOTICE

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