

# UNIT 10, KETLAN COURT, RIVER LANE, SALTNEY, CHESTER, CH4 8SB



## TO LET

- Modern unit
- Established location
- 209 sq m (2250 sq ft)
- Available November 2020

Chester

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

**T** 01244 351212

**E** [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

**W** [www.bacommercial.com](http://www.bacommercial.com)

**BA Commercial**  
Chartered Surveyors

# UNIT 10, KETLAN COURT, RIVER LANE, SALTNEY, CHESTER, CH4 8SB

## LOCATION

Ketlan Court is located in a highly prominent position, fronting directly onto River Lane, a well-established trade counter, industrial and commercial location, in the Chester area.

Nearby occupiers include Plumb Centre, City Plumbing Supplies, Go-Outdoors, Newy & Eyre and Asda.

River Lane is situated approximately 2 miles to the west of Chester City Centre, and is accessed directly from the Chester Road, A5104, one of the main arterial roads into the City Centre from the west.

The immediate area has seen considerable development and industrial regeneration in recent years, as well as significant new residential housing. Broughton Retail Park is also within two miles and provides approximately 300,000 sq ft of shopping. The area has excellent connections to the North West of England and North Wales, via the A55 Expressway.

Please refer to location plan.

## DESCRIPTION

Ketlan Court comprises a modern industrial development of 15 units arranged in a series of three terraces around a central service area/car park.

Specification includes the following:

- Steel portal framed construction
- Clad with part brick/block work with insulated panels above
- 10 % light panels
- Sectional insulated up and over door
- Three phase electricity
- Dedicated on site parking

## ACCOMMODATION/AREAS

Unit 10	209 sq m	2,250 sq ft
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## RENTAL

£13,500 per annum exclusive.

## LEASE

The unit is available by way of a new Full Repairing & Insuring lease, for a term of years to be agreed, to incorporate rent reviews.

## RATES

The VOA website confirms the property has a Rateable Value of £10,250 (2017 List).

For further information interested parties are advised to contact the Local Rating Authority, Flintshire County Council.

## SERVICES

All main services are connected to the property, or are available, subject to statutory regulations.

## VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

## EPC

A full copy of the Energy Performance Certificate is available upon request from the agents.

## LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

## 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.

### 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

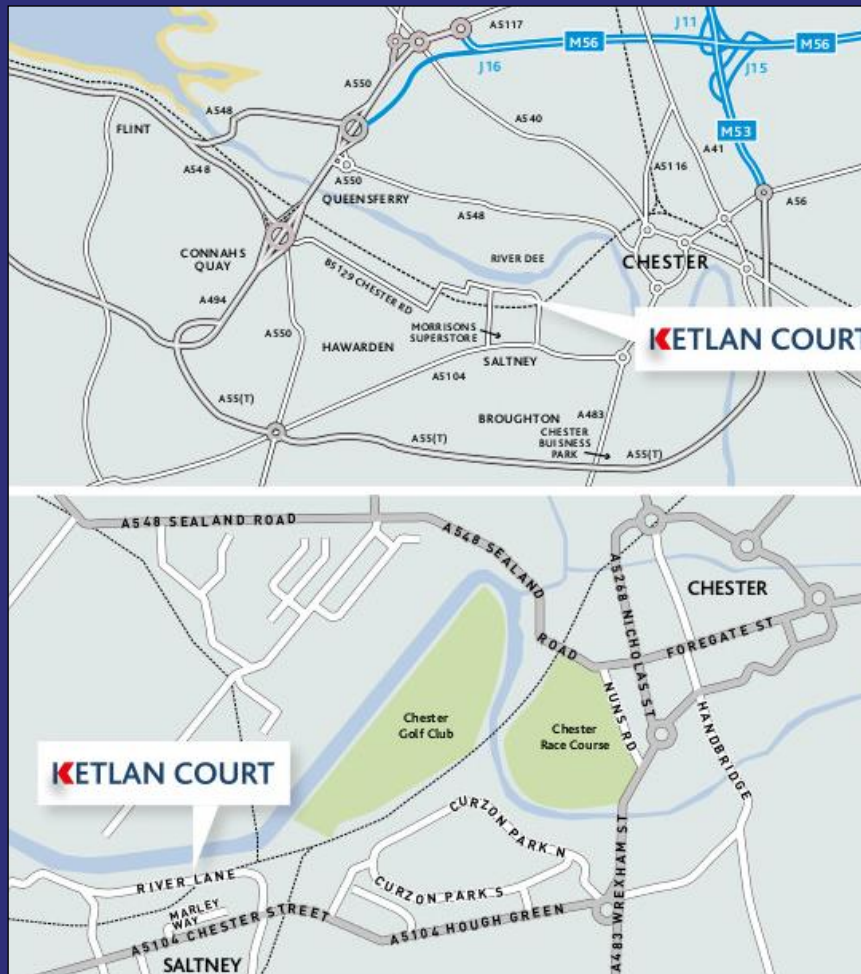
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## PLANS/PHOTOGRAPHS

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: May20  
[fraser.crewe@bacommercial.com](mailto:fraser.crewe@bacommercial.com)  
[robbie.clarke@bacommercial.com](mailto:robbie.clarke@bacommercial.com)  
[howard.cole@bacommercial.com](mailto:howard.cole@bacommercial.com)



## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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