

Retail and Leisure



CHESTER - UNIT 2, SEALAND ROAD

RETAIL UNIT TO LET WITH A3 CONSENT

LOCATION

The subject premises are located on Sealand Road, 0.7 miles west from the centre of Chester. The street is popular amongst industrial users whilst also being an attractive location to retailers such as **Timpson, Tesco and Aldi**.

The Greyhound Retail Park is located 0.3 miles west of the subject property, which includes occupiers such as **John Lewis, KFC and Home Bargains**.

ACCOMMODATION/DESCRIPTION

The premises comprises of a ground floor retail unit with the following approximate areas and dimensions-

Ground Floor Sales	114.6 sq m	1,234 sq ft
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TERMS

The property is available by way of a new effectively Full Repairing and Insuring lease at a rent of £18,500 per annum exclusive.

ASSESSMENTS

Verbal enquiries to the Cheshire West & Chester Council confirms the property is assessed as follows:-

Rateable Value-	£18,750
Rates Payable (19/20) -	£9,426

Interested parties are advised to make their own enquiries to Cheshire West & Chester Council on 0300 123 7023.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been undertaken and the unit was granted a rating of E, 108. A copy is available upon request.

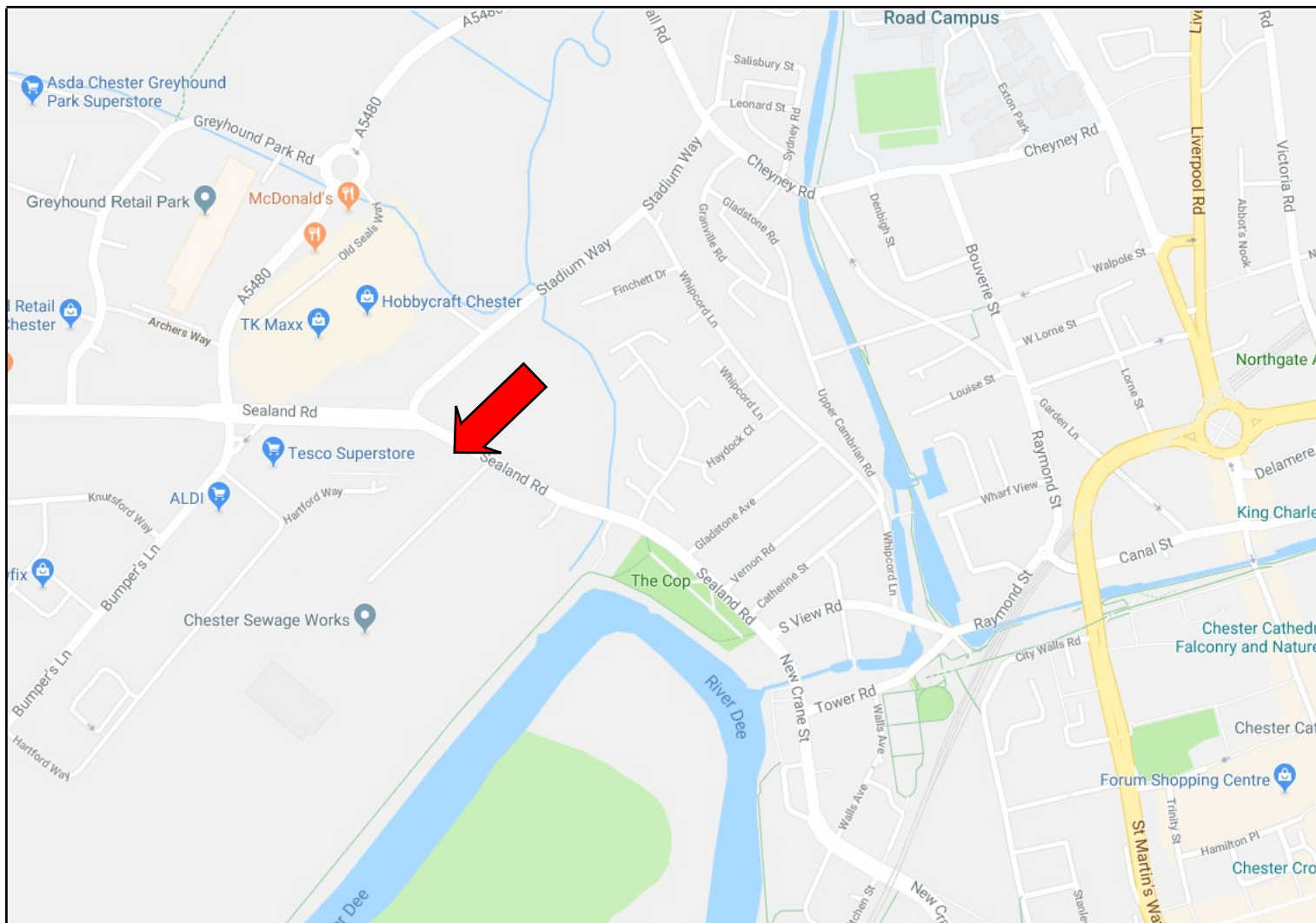
For more information, please contact:

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LEGAL COSTS

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

VAT

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

PHOTOGRAPHS AND PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

SUBJECT TO CONTRACT

SRJW051102018



VIEWING

Strictly by appointment through the sole agents Legat Owen:-

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