

RETAIL

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CARTER TOWLER
CHARTERED SURVEYORS

TO LET

PROMINENT RETAIL UNIT

1,690 sq ft (157 sq m)



- Prominent corner unit
- Suitable for a variety of uses (Subject to planning)
- Sub lease available

**KINGSLEY POST OFFICE
HOLLOW LANE
KINGSLEY
FRODSHAM
WA6 8EE**

**Kingsley Post Office,
Hollow Lane, Kingsley,
Frodsham WA6 8EE**

LOCATION

The property is ideally located in the centre of the village of Kingsley which lies approximately 5 miles south east of Frodsham to the south of the M56 Motorway.

DESCRIPTION

Forming part of a small terraced block the unit comprises a ground floor retail shop with rear storage and yard area. On street parking is available to the front of the premises. Adjacent to the unit is the village pharmacy.

ACCOMMODATION

The unit has an approximate net internal floor area of 1,690 sq ft (157 sq m).

RATING

The accommodation is currently assessed for rating purposes as follows:-

<u>Description</u>	<u>Rateable Value</u>
"Shop and Premises"	£10,500
UBR 2018/2019	£0.48

Due to transitional relief provisions with effect from 1 April 2018 this unit will qualify for 100% rate relief (subject to the business only using a single property). Interested parties are advised to check with the Local Authority as to the current rate liability and possible exemptions.

ENERGY PERFORMANCE CERTIFICATE

The unit has an Energy Performance Asset rating of D. Further information is available.

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LEASE TERMS

The property is available by way of a new effectively full repairing and insuring sub lease for a remainder of the term being up to 2.12.2021. The passing rent is **£14,000 per annum exclusive** of rates, utilities, insurance, service charge and any other outgoings.

Alternatively a new lease direct with the landlord may be available.

VAT

The property is not elected for VAT purposes.

VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please call the sole letting agents:-

CARTER TOWLER LIMITED
0113 245 1447

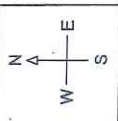
Pete Bradbury
petebradbury@cartertowler.co.uk

Max Vause
maxvause@cartertowler.co.uk

(REF: PB.CM.18691)

Details updated May 2019

Plan 1



MACHINES & EQUIPMENT

REVISION	AMENDMENTS	DATE
legatOwen SPECIALISTS IN LEGAL DOCUMENTS		
Alban House, Alban Street, Chester, CH1 1RQ www.legatowen.co.uk		
TEL: 01244 40200 FAX: 01244 40208		
CLIENT: BALDWIN (KINGSLEY) LLP		
PROJECT: LEASE PLAN HOLLOW LANE KINGSLEY WMA REF		
TITLE: TITLE PLAN		
DATE: 22/7/14	SCALE: 1:500 @ A3	
PROJECT NO: 2361	ISSUES FOR REV:	
DRAWN BY: JH	COPY NO: A	
CHECKED BY:	DATE:	MA

