

# SHOP TO LET

209-210 Chester Road, Helsby, Frodsham, WA6 0DA

**Mason  
Partners**



## Location/Situation

Helsby is located on the A56 between Chester and Frodsham and can be accessed from Junction 14 of the M56. It is an affluent town with a population of approximately 5,000 persons and is popular with commuters to Chester, Merseyside and Greater Manchester.

The property sits at the centre of the main retailing area in the heart of Helsby and in close proximity to the railway station. Retailers in the vicinity include One Stop, Post Office and Thrifty's, along with a number of independent operators in this thriving centre. Parking is available to the front of the property.

## Description/Accommodation

The property comprises a ground floor retail unit with ancillary accommodation to include a kitchen and WC/shower room. The unit was most recently used as a hair/beauty salon and is finished to a very high standard

Retail Area	52.43 sq m	565 sq ft
Ancillary Area	19.19 sq ft	207 sq ft
<b>Total NIA</b>	<b>71.62 sq m</b>	<b>772 sq ft</b>

## Terms

The premises are available to let by way of a new Internal Repairing and Insuring (IRI) lease for a term of years to be agreed.

## Rent

£16,500 per annum exclusive.

## Rates

The property has a Rateable Value of £7,800 and the standard rates payable are approximately £3,900 per annum. As the Rateable Value is below £12,000 Small Business Rates Relief is likely to apply.

## EPC

The property has an EPC rating of B (49). A copy of the certificate is available on request.

## VAT

The property has not been elected for VAT.

## Legal Costs

Each party is to bear their own costs in respect of all legal documentation produced in this transaction.

## Viewing

Tom Gibson 0151 225 0130 tomgibson@masonpartners.com  
Chris Houghton 0151 225 0326 chrishoughton@masonpartners.com

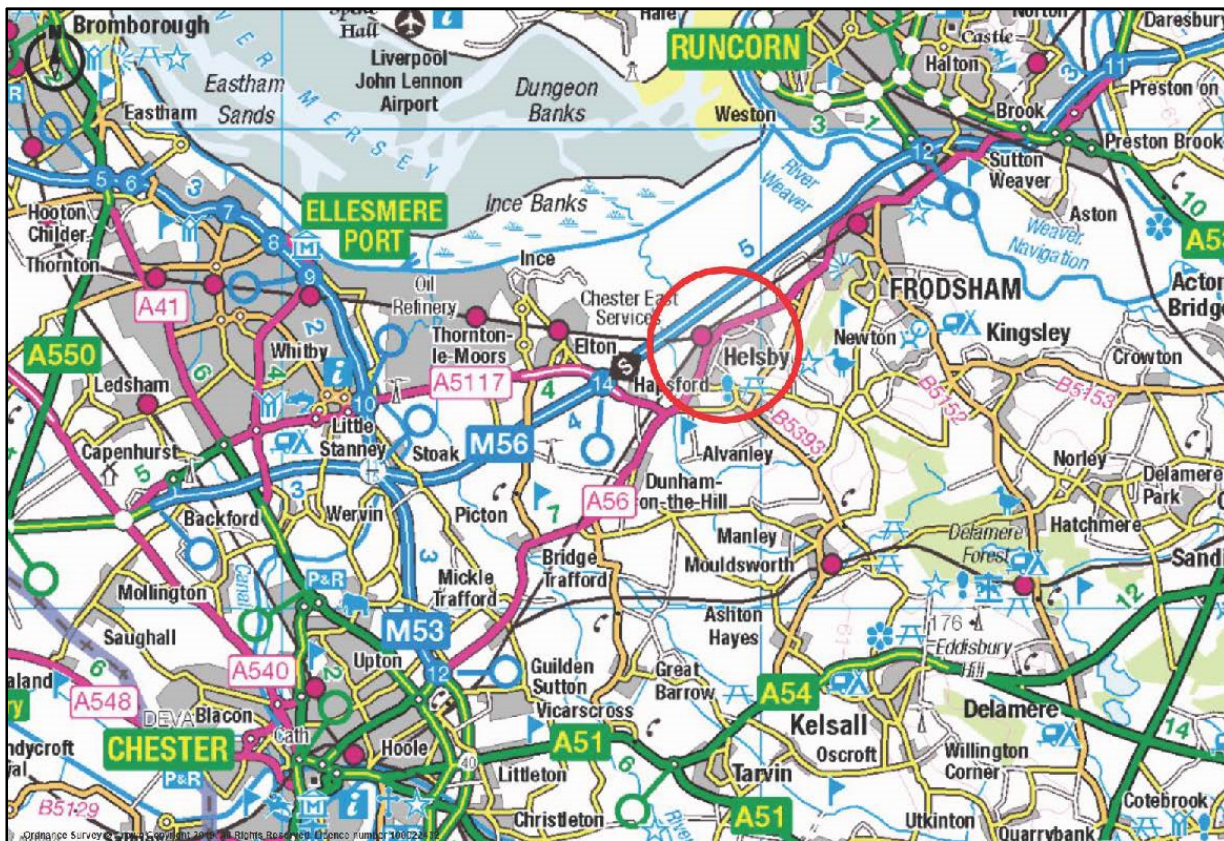
**0151 227 1008**  
**masonpartners.com**



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