

**UNIT 12 KETLAN COURT
RIVER LANE
SALTNEY
CHESTER, CH4 8SB**



TO LET

Modern unit in established location

139 square metres (1,500 square feet)

To be refurbished

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 the location plan.

DESCRIPTION/SPECIFICATION

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
- Elevations clad with part brick/block work with coated profile insulated sheet above, beneath a pitched roof clad with similar materials, including 10 % light panels.
- Sectional insulated up and over door and pedestrian access
- Mains electricity (three phase), gas, water and drainage are available
- Dedicated on-site parking

ACCOMMODATION/AREAS

139 square metres (1,500 square feet)

TERMS

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.

RENTAL

£9,000 per annum exclusive.

SERVICE CHARGE

A service charge is levied to cover a fair proportion of the costs incurred by the landlord in providing services to service and maintain the common areas of the estate.

RATES

The VOA website confirms the property has a Rateable Value of £7,100 (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.

PLANNING

The estate benefits from planning permission for uses within Classes B1, B2 and B8.

LEGAL COSTS

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

VAT

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

EPC

Energy Performance Certificates are in the course of preparation.

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.

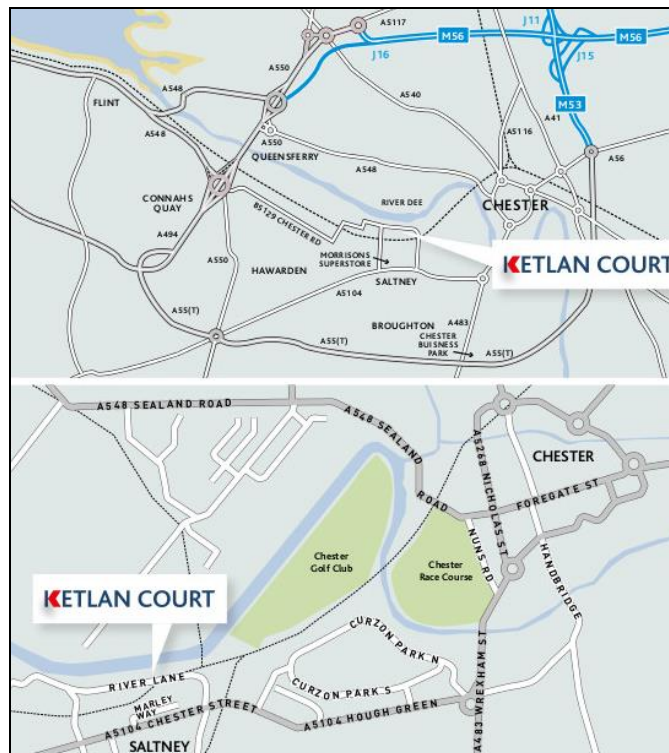
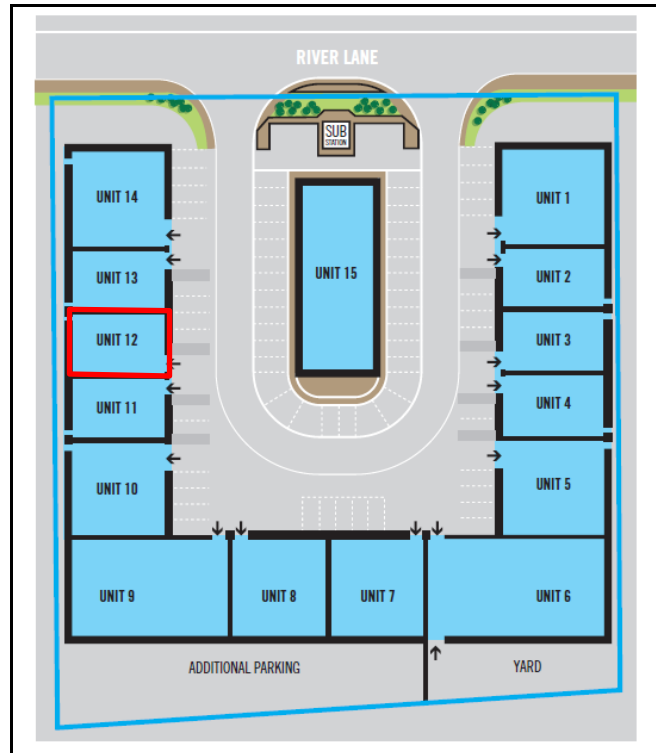
VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.

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Ref: JUNE18



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