

TO LET

351 CHESTER ROAD, LITTLE SUTTON, CH66 3RG

Available upon new lease
Prominent extended ground and first floor retail unit

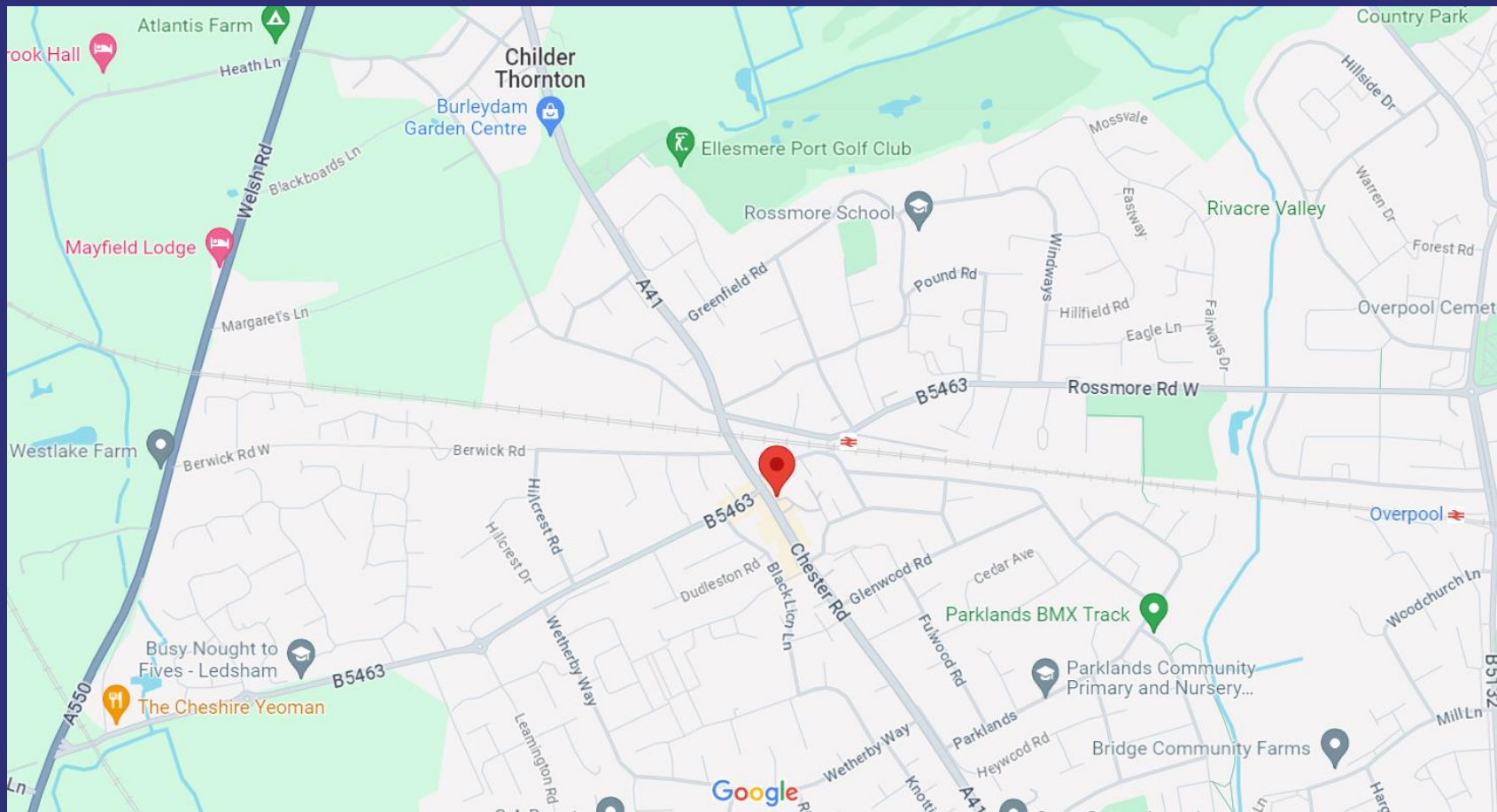


LOCATION

The property is located within the centre of Little Sutton, a popular south Wirral village. Located 4 miles from Ellesmere Port, 8 miles from Chester and 2 miles from Junction 5 of the M53 providing access to the national motorway network beyond.

Little Sutton is a popular and expanding Wirral village providing a good catchment, and having a busy central area, with a good range of independent commercial occupiers. The premises are close to the junction with Ledsham Road (B5463) and there are a number of free car parks in the immediate vicinity together with on-street parking outside and opposite the property.

The position of the property is shown on the attached plan.





Photographs include current tenants fittings

DESCRIPTION

The subject premises comprise a mid terrace unit arranged over two floors, utilised for commercial use, comprising a good sized former hair and beauty salon.

The premises are well appointed with a timber glazed shop front with side personnel door, leading to a front salon area with inter-connecting with a larger rear beauty salon area incorporating a partition rear treatment room and rear pedestrian door access. The majority of this area forms part of a single story ground floor extension to the rear.

To the first floor, which is approached via a main internal staircase, is a landing area off which are two front treatment rooms together with a staff and customer w/c areas, together with a staff kitchen area.

The unit incorporates plastered and painted walls and ideally would be suited for similar continuing use.

Externally there is a basic rear parking area, utilised with other occupiers within the parade.

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

	Sq Ft	Sq M
Ground floor front area	271	25.1
Rear salon area	678	62.9
Treatment room	83	7.7
First floor treatment rooms	208	19.3
Kitchen	52	4.8

ASKING RENT

A commencing rental of £13,750 pax is required.

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

INSURANCE RENT

The tenant will be required to reimburse the building insurance premium, further information upon request.

SERVICES

Mains water, electricity and drainage are understood to be available or connected to the property subject to statutory regulations.

LEASE

The property is available on new tenant repairing and insuring lease, for a term to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £11,500.

Small Business Rates Relief will be available to qualifying applicants.

Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council.

FIXTURES & FITTINGS

The current tenants have undertaken improvements and fitting out to the premises including electric heating, the provision of backwash basins and styling positions and can be available by separate negotiation, if required.

VAT

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

EPC

The Energy Performance Asset Rating for this property is D-96.

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.

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.

CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

VIEWING

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



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IMPORTANT NOTICE

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SUBJECT TO CONTRACT



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