

**17-21 WHITBY ROAD  
ELLESMERE PORT, CH65 8AA**



## RETAIL INVESTMENT FOR SALE

- High yielding retail investment
- Busy arterial route to Ellesmere Port town centre
- Two newly signed tenants with leases commencing 2022

### Chester

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# 17-21 WHITBY ROAD

## ELLESMERE PORT, CH65 8AA

### LOCATION

The investment is located in a excellent retailing position fronting onto the busy Whitby Road which is a busy arterial route into Ellesmere Port town centre.

The shop is only a short distance from the prime retailing pitch Port Arcades shopping centre.

The property can be more readily identified on the attached plan.

### DESCRIPTION

The property comprises two ground floor lock up shops which have both been let on leases commencing 2022.

### ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
<b>17 Whitby Road</b>		
GF Sales	41.07	44
Rear Store	42.42	456
<b>19-21 Whitby Road</b>		
GF Sales	56.29	606
Rear store	79.43	855

### TENURE

The property is available on a 999 year lease at a Peppercorn rent.

The shops have been sub-let on the following terms:-

#### 17 Whitby Road

5 year lease on effective full repairing and insuring terms to H Mamand at a rental of £8,000 pa, with effect from 3 October 2022.

#### 19-21 Whitby Road

5 year lease on effective full repairing and insuring terms to Ms G Pearson at a rental of £12,000 pa from July 2022. There is a tenant only break clause after 3 years.

### PRICE

£175,000 (one hundred and seventy five thousand pounds).

### RATES

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

### EPC

The Energy Performance Asset Ratings for these properties are as follows:-

- **17 Whitby Road:-** C-62
- **19-21 Whitby Road:-** D-85

A full copy of the Energy Performance Certificate is available upon request from the agents.

### VAT

All prices quoted are exclusive of and will not be liable to Value Added Tax.

### 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.

### 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](#)

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### 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. October 2022

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**SUBJECT TO CONTRACT**



### IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

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