

# 10 – 14 Thelwall Drive Great Sutton Ellesmere Port CH66 3JU SHOP TO LET

**WILD**  
COMMERCIAL PROPERTY



## Location

The shop is located in a good retailing position in a local parade on Thelwall Road in Great Sutton. Tesco Express are opposite and a number of local retailers adjacent. The property can be more readily identified from the attached plan.

## Description

The shop comprises a two storey lock-up shop comprising large ground floor sales area with first floor ancillary store.

## Rent

£20,000 pax.

## Accommodation

The property has the following approximate areas:

Ground Floor Sales	175.15 sqm	1,885 sqft
First Floor Storage	157.97 sqm	1,636 sqft

## Assessments

Verbal Enquiries of the local authority indicate this property has a rateable value of £20,750 pa

## EPC

An EPC certificate is available on request.

### Tenure

The Property is available on a new full repairing and insuring sublease until 1<sup>st</sup> October 2023 outside the security of tenure provisions of the landlord and tenant act.

### Photographs and Plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

### Money Laundering Regulations

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser 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.

### Legal Costs

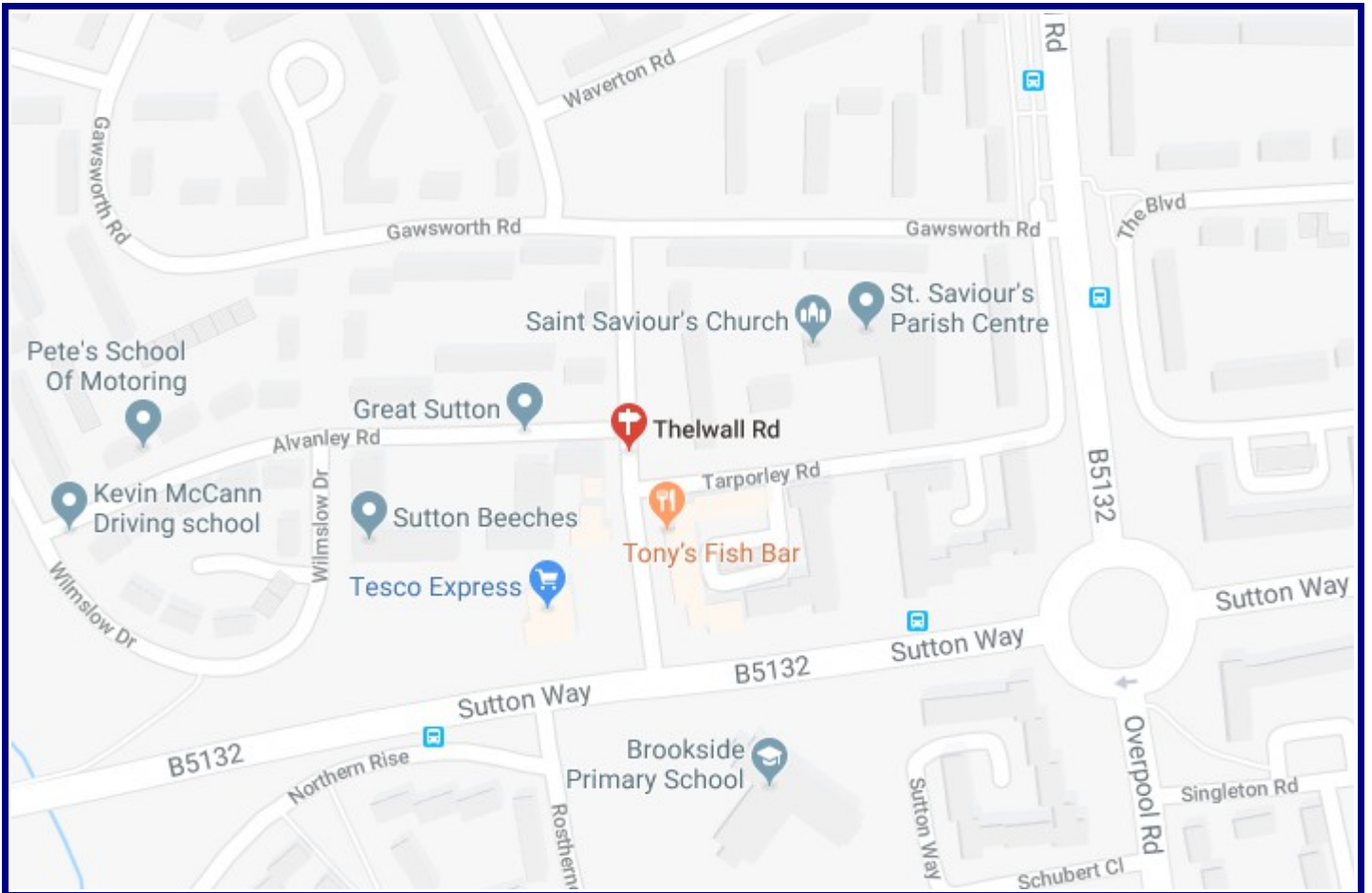
Each party are to be responsible for their own legal costs incurred in the transaction.

### VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

### SUBJECT TO CONTRACT

DTFW 12.04.18



## Viewing

Strictly by appointment through the agents, Wild Commercial Property

**Dan Wild**

T: 01244 321555

E: danwild@wildcp.co.uk

**Mindy Bishop**

T: 01244 321555

E: mindybishop@wildcp.co.uk



**Joint Agent: Johnson Fellows Tel: 0121 643 9337**

**3B UPPER EASTGATE ROW | CHESTER | CH1 1LQ**

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