

**72 – 74 Weston Grove
CHESTER CH2 1QL**

WILD
COMMERCIAL PROPERTY

SHOP TO TO LET



Location

The shop is located on Weston Grove on the outskirts of Chester in a parade of local shops. Other occupiers include Tesco Express, Lloyds Bank, Bet Fred and Barnados. The shop can be more readily identified from the attached plan.

Description

The property is a two-storey building. It has previously traded as a convenience store and currently has A1 consent. The ground floor comprises of a large sales area with WC at the rear. The first floor provides storage and WC's.

Tenure

The Property is available to let on a new full repairing and

Accommodation

The property has the following approximate areas and dimensions:

Ground Floor	152.17 sq m	1,638 sq ft
First Floor	81.85 sq m	881 sq ft

Assessments

Verbal enquiries of the Local Authority indicate the property has a rateable value of £16,000pa

Rent

£22,500 per annum

insuring lease, subject to upward only rent reviews for a number of years to be agreed..

EPC

An EPC has been commissioned and the Energy Performance Asset Rating for the property is E - 106

Photographs and Plans

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

Legal Costs

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

VAT

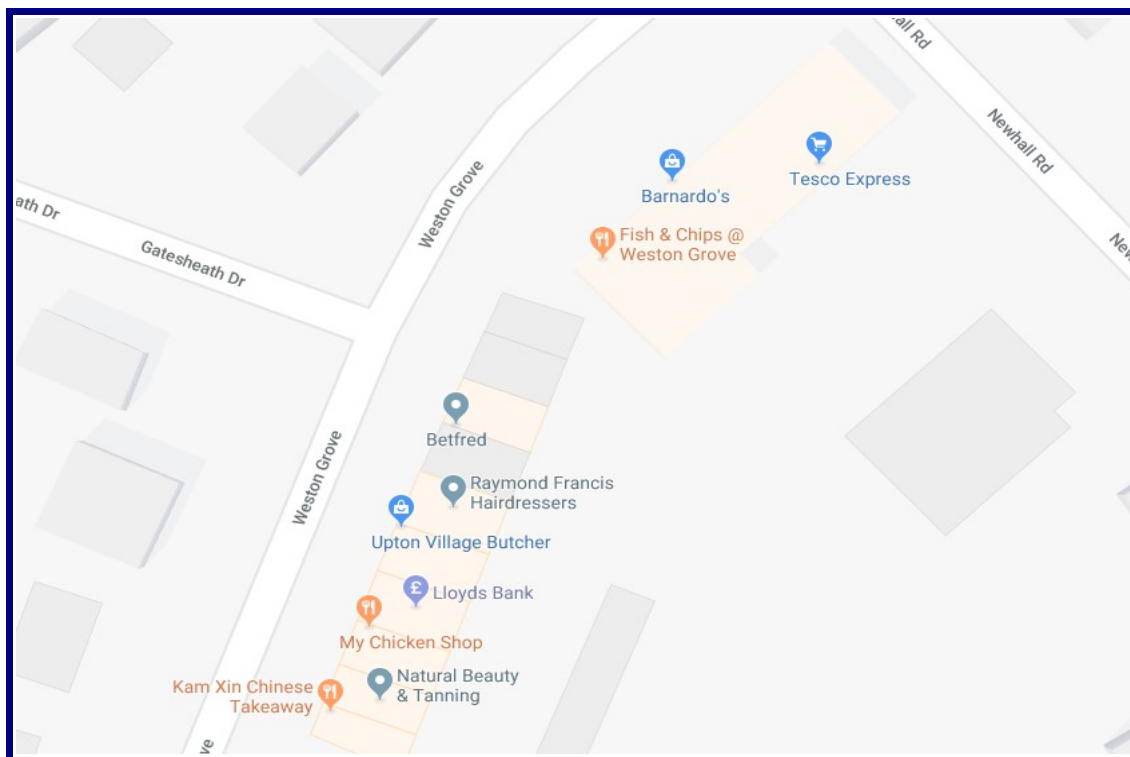
Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

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.

SUBJECT TO CONTRACT

DTWF 21.03.18



Viewing

Strictly by appointment through the agents, Wild Commercial Property

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