

**106 -114 Whitby Rd  
Ellesmere Port CH65 0AB**

**WILD**  
COMMERCIAL PROPERTY

**TO LET**  
**OFFICES/LEISURE**  
**Subject to planning**



### **Location**

The accommodation is on the ground floor and located in an excellent position on Whitby Rd in Ellesmere Port. The property is opposite Iceland and the Port Arcade Shopping Centre. The property can be more readily identified from the attached plan.

### **Description**

The accommodation comprises a ground floor open plan area with 2 separate offices and a meeting room. There is additional storage, a reception area and ladies and gents WC's. There is additional parking to the rear for approximately 3 cars.

### **Accommodation**

The property has the following approximate areas:

Ground Floor	232sqm	2,500sqft
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### **Assessments**

Verbal enquiries of the Local Authority indicate the property has a rateable value of £32,371 pa

### **EPC**

The property has an Energy Performance Certificate which is available on request.

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## Rent

£10,000 pa

## Tenure

The Property is available on a new full repairing and insuring lease, for a term of years to be agreed.

## 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.

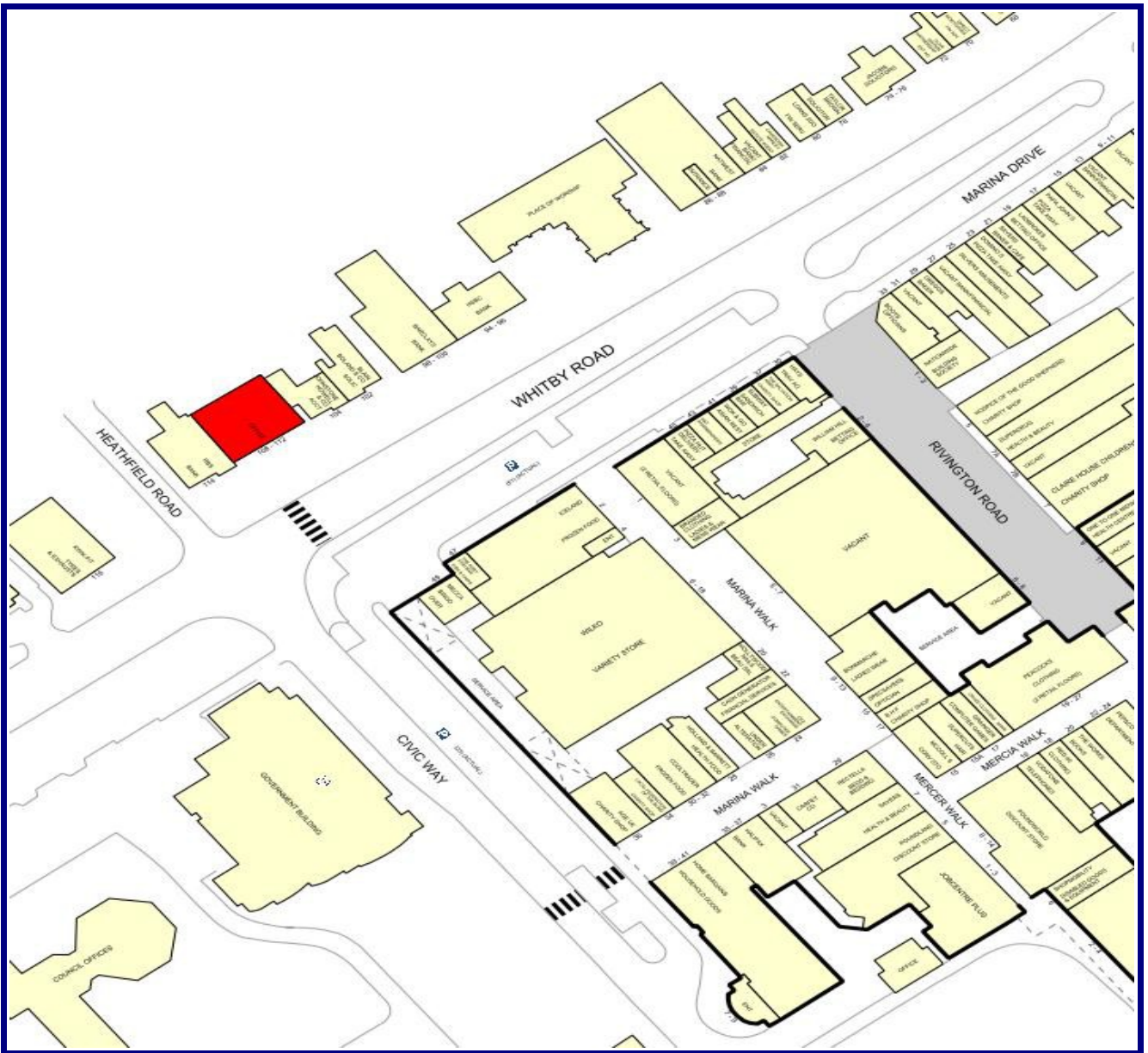
## Service Charge

A service charge is payable to cover the Landlords apportioned running costs and insurance. Further details available on request.

## SUBJECT TO CONTRACT

DTFW 10/01/19





## Viewing

Strictly by appointment through the agents, Wild Commercial Property

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