

Smith AND SONS

PROPERTY CONSULTANTS

Office

Units 2 & 3 South Pier, Telfords Quay, Ellesmere Port CH65 4FL



Description

The property comprises a self contained office arranged over two floors with potential separate access if required. The property is fitted out as offices and benefits from four parking spaces and waterfront access.

Location

The property is located within Ellesmere Port, West Cheshire with excellent links to the M53 and 56 Motorways. Telfords Quay is a popular waterside development in close proximity to the Manchester Ship Canal and River Mersey. The development benefits from mix usage of retail, leisure and residential.

0151 647 9272

<https://www.smithandsons.net/>

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Sale Price

£110,000

Rental Price

£10,000 per annum

Accommodation

Office Space	144.92m ²	1560ft ²
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Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rents quoted are exclusive of VAT

Tenure

The property is available by way of an effectively F R & I lease.

The property is for sale leasehold on a 123 year lease with 87 years remaining.

Rating Assessment

Rateable Value	£8,400
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Other Info

Service Charge : The ingoing tenant will be responsible for a fair proportion of the landlords outgoings in connection with the upkeep of the buildings and estate service charge contribution

Strictly by arrangement with agents. Contact :



Tom Carew

Commercial Agency

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T: 0151 647 9272

0151 647 9272

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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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