

to let

2a The Green, Little Neston, Neston
Cheshire, CH64 4BZ
Office/Retail Unit
226 sq ft (21 sq m)



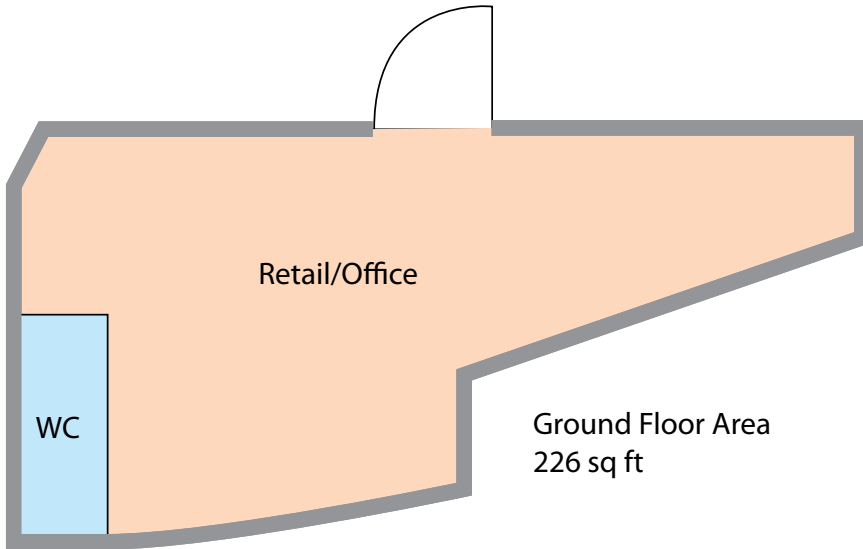
- Roadside Retail
- Close to Town Centre
- Suburban Location
- On Street Parking & Loading
- Suitable for Many Uses
- Flexible Term
- Competitive Rent

For further information
or to arrange a viewing
contact Roy Backhouse

0151 541 2200

www.roybackhouse.com

backhouse



RENT
£5,200 pa exclusive

RATES PAYABLE 26/27 PER UNIT
Nil to qualifying Tenants

**For viewing and further information
please contact Roy Backhouse:**

Roy Backhouse Ltd
Egerton House, Tower Rd, Birkenhead, Wirral CH41 1FN
e: roy@roybackhouse.co.uk

SUBJECT TO CONTRACT



LOCATION

The property is located on the Green in Little Neston Village.

DESCRIPTION

The property comprises a small ground floor shop that is suitable for a variety of uses.

LEASE

A new 3 year lease is being offered on full repairing terms.

UTILITIES

Mains electricity and water are connected to the property.

EPC

The property has an EPC rating of D97 valid until 3 March 2033

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Retail/Office	21 sq m	226 sq ft
Total Area	21 sq m	226 sq ft

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

VAT will be payable on the rent price.