

**65 CHESTER ROAD
ELLESMERE PORT, CH65 9BE**



TO LET

**LIGHT INDUSTRIAL/TRADE COUNTER
OPPORTUNITY**

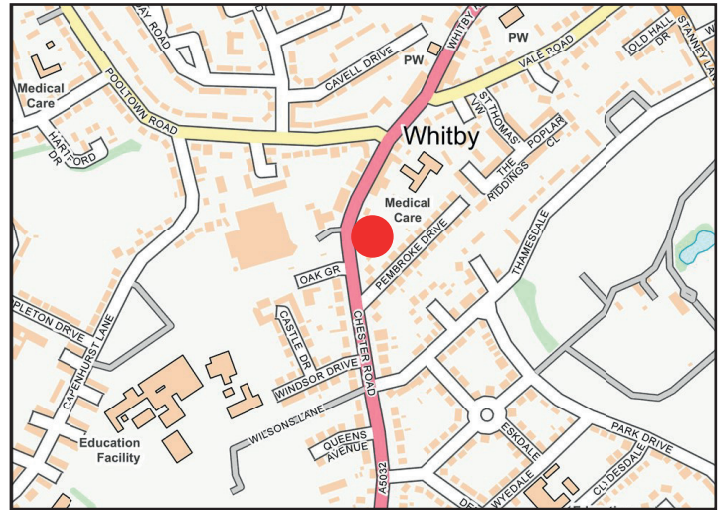
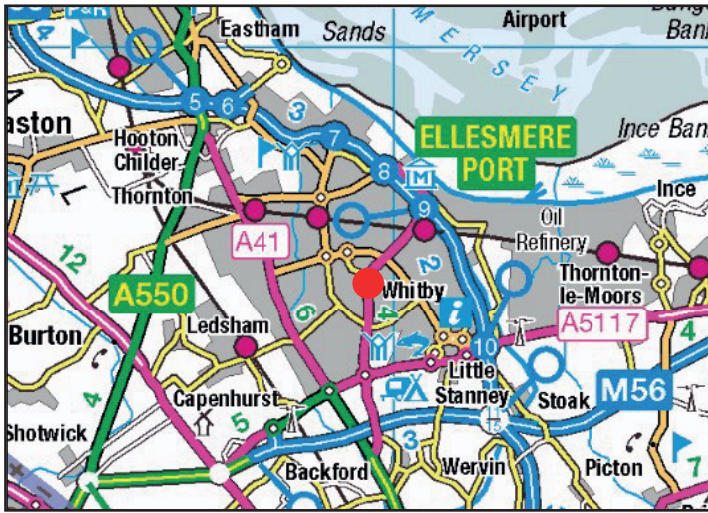
PROMINENT MAIN ROAD POSITION

4,055 SQ.FT. (377 SQ.M.)

**CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH**

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

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LOCATION

The subject property is located in a prominent position on Chester Road (A5032), directly opposite Morrisons Supermarket, in the Whitby district of Ellesmere Port. Ellesmere Port Town Centre is approximately 1/2 mile to the north-east and Junction 9 of the M53 Motorway is located approximately 1.5 miles away.

DESCRIPTION

The property is a single storey semi-detached light industrial unit which was previously used as a trade counter. The property benefits from two electric roller shutter loading doors, a three-phase power supply, WC and kitchen and has a clear working height of approximately 12 feet (3.6 metres) to the under side of the roof truss. The property benefits from a self-contained yard to the side and car parking to the front. The remainder of the property is occupied by HSS.

FLOOR AREA

Measured on a gross internal area basis, the property extends to approximately 4,055 sq.ft. (377 sq.m.).

RENT

£20,000 per annum.

BUSINESS RATES

The tenant will be required to pay Business Rates. Further details available upon request.

EPC

An EPC will be available upon request.

VAT

Unless otherwise stated, all terms will be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: nickharrop@hwandp.co.uk

Subject to Contract

Details Updated April 2019

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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