

SHOP UNIT TO LET

ELLESMERE PORT | 33/35 UNDERWOOD DRIVE | CH65 9BH

Mason
Partners



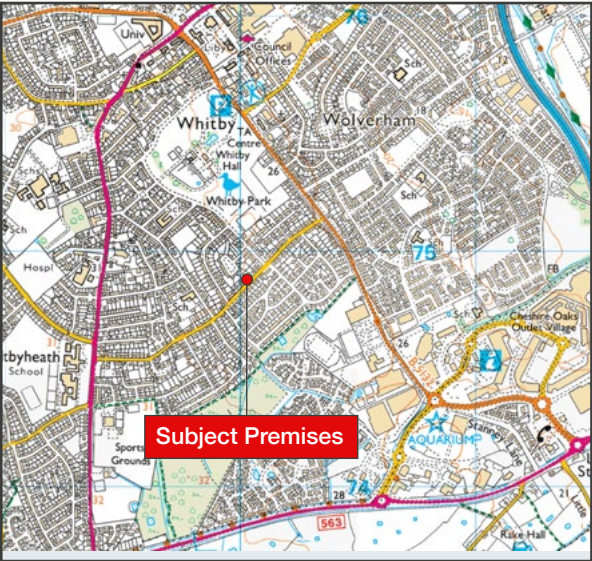
LOCATION

Whitby is a densely populated suburb of Ellesmere Port on the Wirral approximately 6 miles north of Chester and 0.5 miles from Cheshire Oaks.

Underwood Drive links Chester Road (A5032) to the west with Stanney Lane to the East.

The premises form part of an established parade occupied by the subject premise , a convenience store and a takeaway.

There are numerous unrestricted parking spaces to the front of the property.



ACCOMMODATION

The subject premises comprise the following net internal area:

Ground Floor	1,459 sq ft	135.6 sq m
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There is a rear service yard with some parking.

The property benefits from a Class E planning consent.

TENURE

A new effective FRI lease is available for a term of at least 10 years.

There is service charge payable of £1,836 pax. This covers external repairs including the service yard.



RENT

Rent: **£25,000 pax**

RATING ASSESSMENT

Rateable Value: **£21,250 pax**

Rates Payable: **£9,180**

EPC

The premises have a current energy rating of B.

LEGAL COSTS

Each party to pay their own legal costs in respect of the legal documentation produced in this transaction.

MONEY LAUNDERING

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.



FURTHER INFORMATION

For further information or to arrange an inspection please contact:

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