



TO LET

SHOP UNIT

1A Pooltown Road, Whitby, Ellesmere Port CH65 7AA

- Premises are on a retail parade fronting the busy Chester Road
- Ample on street car parking spaces and a short distance from Morrisons Supermarket
- Neighbouring occupiers include Whitby Wines, May Ann Unique Design and a number of other independent occupiers.

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Area

Ground Floor	583 sq ft (54.20 sq m)
First Floor	522 sq ft (48.53 sq m)

Tenure

Available by way of a new internal repairing and insuring lease for a term of years to be agreed.

Rent

£10,000 per annum exclusive of Rates, VAT, and all other outgoings.

Rates

Rateable Value April 23 Valuation: £6,400

This property may qualify for Small Business Rates ie no Rates payable although interested parties are strongly advised to contact the Local Council.

EPC

C71.

Legal costs

Each party to be responsible for their own legal costs.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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.

VIEWING

Strictly through the agent:

Sophie Leigh

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