

TO LET



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



1,127 sq ft

Total Area



£11,000 p/a

Rent



£6,000

Rates - RV



E120

EPC

- Premises are on a retail parade fronting the busy Chester Road
- Ample on street car parking spaces
- Morrisons Supermarket and PFS close by
- Nearby occupiers include Rightway, Aardvark Veterinary Clinic, Bondies Bar together with a number of other independent operators

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Area

Ground Floor	566 sq ft (52.6 sq m)
First Floor	561 sq ft (52.1 sq m)
TOTAL	1,127 sq ft (104.7 sq m)

EPC

E120

Legal costs

Each party to be responsible for their own legal costs.

Terms

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

Rent

£11,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £6,000



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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.

Disclaimer

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