

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.

For further information please contact:

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

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. June 2024



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