

TO LET



Unit 2, Boughton, Chester, CH3 5AF



PROMINENT ROADSIDE MODERN RETAIL UNIT WITH CUSTOMER PARKING



1,390 sq ft
Area



£42,500 p/a
Rent



£23,750
Rates - RV



A-20
EPC

- Prominent site on A51 a main arterial route into Chester City Centre
- Located on Waitrose Chester Site, providing high footfall and traffic
- Modern retail unit, with potential for additional mezzanine accommodation
- 5 designated customer parking spaces
- Neighbouring retailers include Waitrose, Evans Cycles, American Golf, Moxxy Hotel, and Factr Gym.



Location

The subject property is located on the Waitrose, Chester site on the A51, a main arterial route into Chester City Centre. The property is a roadside unit providing maximum visibility to passing traffic and pedestrians.

The unit is approximately 0.5 miles from Chester Train Station and the same distance from Chester City Centre, making the property accessible by customers on foot.

Description

The property is of modern construction and of regular shape, giving the occupier flexibility and potential to maximise the floorspace to their preferred configuration. The unit is currently single storey but there could be potential for further mezzanine accommodation to be added, subject to relevant planning.

There are 5 off-street car parking spaces that can be utilised by either staff or customers. The property can be accessed from the car park to the rear or from the main entrance on Boughton Road (A51), which also provides store visibility with its significant glazed frontage.

The unit has recently been reassessed for energy performance, in which it scored an A rating.



Area

Net Internal Area:

Showroom	1,283 sq ft (119.19 sq m)
Staff Room & Kitchen	107 sq ft (9.95 sq m)
TOTAL	1,390 sq ft (129.14 sq m)



Tenure

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

Rent

£42,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £23,750

EPC

A-20

Legal Costs

Each party to be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT, which will be charged at the prevailing rate.





For further information please contact:



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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.

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