



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E

114 Whitby Road, Ellesmere Port, CH65 0AH



Rent: £28,250
Ground Floor Area
1,457 Sq ft / 135.4 Sq M

**TO
LET**

Viewing strictly through the sole agent.

Barker Proudlove

James Moss

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In partnership with:



Location:

The subject property fronts Whitby Road, Ellesmere Port.

The subject property was most recently utilised as a bank and extends over ground floor. The property benefits from 5 car parking spaces to the rear of the property in a shared car park with the adjoining property.

Accommodation:

The property provides the following approximate floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	1,457	135.40

Rent:

£28,250, expiring 23/06/2026

Tenure:

The premises are held by way of an existing lease.

Planning Permission:

The premises benefit from planning consent for A2 use (Financial & Professional Services).

Business Rates:

The premises currently has a rateable value of £16,250. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

November 2021

Subject to Contract

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Ellesmere Port



Experian Goad Plan Created: 05/11/2021
Created By: Barker Proudlove Ltd

50 metres

