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Bedroom

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Bathroom



Available NOW

C&R HULME are delighted to offer the opportunity to lease a modern retail unit in a purpose built block within a busy retail parade on Chester Road.. This retail unit which has a gross internal area of approximately 770sq ft (72 sqmtr) with the addition of a useful basement. The property is situated and fronting on to the busy Chester Road being one of the major roads into and out of the city. Close by occupiers include a variety of independent traders as well as Tesco metro. Great transport facilities and links into and out of the city.

TO BE OFFERED ON NEW FRI TERMS

£12,000.00 P.A

**Main Retail Unit** 8.35m x 4.68m (27' 5" x 15' 4")

Large frontage with glazed door. Strip lighting. Range of power points.

**Storage Room 1** 3.73m x 1.88m (12' 3" x 6' 2")

Lighting, range of power points. Access to W.C and Large Storage Room 2

**Kitchenette** 1.55m x 1.28m (5' 1" x 4' 2")

Kitchen area, worktops, range of power point.

**W.C 1** 1.55m x 1.20m (5' 1" x 3' 11")

W.C & Sink

**Storage Room 2** 4.43m x 3.13m (14' 6" x 10' 3")

Large Storage Room. Lighting, Range of power points. Back door to Yard area. Access to Basement

**W.C & Storage Room 3**

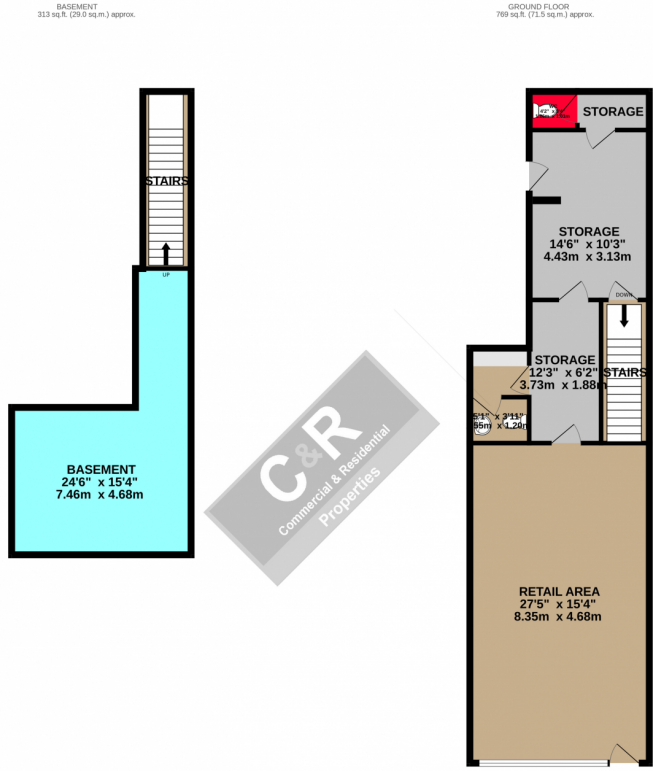
W.C & Sink with storage area.

**Basement** 7.46m x 4.68m (24' 6" x 15' 4")

Maximum points. Lighting and meters

**Tenure**

To be offered on FRI terms on a New Lease Rateable Value £9400.00 per annum Rates payable £4794.00 2023/24 Maybe Subject to Small business rates. EPC: Available on Request



C & R PROPERTIES  
TOTAL FLOOR AREA: 1082 sq.ft. (100.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac (2024)

**Energy Efficiency**

**EPC**

**Coming soon**

