



0
Bedroom

0
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 380sq ft (35 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

£10,200.00 P.A

Main Retail Area *5.10m x 3.97m (16' 9" x 13')*

Large Glazed metal frame window and door. Suspended ceiling with led lighting. Range of power points. Opening up to secondary retail area.

2nd Retail Area *3.19m x 2.88m (10' 6" x 9' 5")*

Double doors. Range of power points. Ceiling light point.

Kitchen Area

Range of floor & wall units. Inset sink, ceiling light point and range of power points

W.C *1.48m x 1.35m (4' 10" x 4' 5")*

White suite consisting of low level W.C and handwash basin. Ceiling light point

Basement

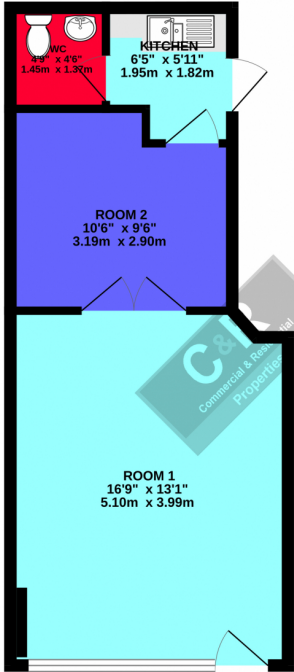
Useful storage space with light.

Tenure

Tenure To be offered on FRI terms on a New Lease Rateable Value £5300.00 per annum Rates payable £2893.80 2023/24 Maybe Subject to Small business rates. EPC:

Available on Request

GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 364 sq.ft. (33.8 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.
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The image shows the Energy Performance Certificate (EPC) logo, which includes a house icon and a color-coded scale from A (green) to G (red). To the right of the scale, the text 'EPC' is written in large red letters, and 'Coming soon' is written in large black letters below it. A red progress bar is partially filled at the bottom of the graphic.

