



**Constables**  
SALES & LETTINGS

Chester Road , Neston

£500 Per Month





#### INCENTIVES AVAILABLE

Available to let this ground floor commercial premises situated in a prime location in the busy town of Neston, Cheshire. The premises is part of a mixed use development of residential apartments and two retail units.

The premises is available due to the current business expanding and relocating. The use class is currently E. Alternative uses may be considered.

The accommodation extends to approx. 275 square feet (25 square meters) comprising front retail area and rear office, an W.C. The property is available immediately by way of new licence.

Please note: Unit 1 is also available and the landlord will consider letting both units if a larger premises is required. The units are divided by a shared communal entrance.

Viewing strictly by appointment.





*The human foot is a masterpiece of  
engineering and a work of art  
Leonardo da Vinci*

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- Ground Floor Retail Unit
- Available 1st December
- Town Centre Location
- EPC Rating 82D
- Approx. 275 sq ft (25 m<sup>2</sup>)

### General:

A ground floor office comprising reception area, treatment room, store room and stairs lead up to the W.C. The reception area and treatment room are divided by a partition wall.

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/2465-5526-2198-2652-2476>

### Accommodation:

#### Reception Area

14'6" x 6'7" (4.44m x 2.03m)

#### Treatment Room

8'4" x 13'10" (2.55m x 4.24m)

#### Store Room

overall 7'11" x 7'10" (overall 2.42m x 2.39m)

### Parking

Free public carpark to rear of premises.

### Lease

The property is available by way of new licence to occupy. Terms of which to be negotiated.

### Licence Fee

£500 per month (£6000 per annum)

### VAT

All figures quoted are exclusive but will be subject to VAT.

### Business Rates

2023/24 rates payable to be confirmed. Small business rates relief may be available. Tenants should make their own enquiries regarding rates before committing to a lease.

### Location

The premises is located in the busy town of Neston, Cheshire. Neston has a number of shops, restaurants and bars, doctor and dentist surgeries and a library. There is a train station within walking distance and the national motorway network is accessible via the A540 which is approximately 1 mile away.

Approximate distance:


Chester: 11 miles. Liverpool: 12 miles. Manchester: 45 miles

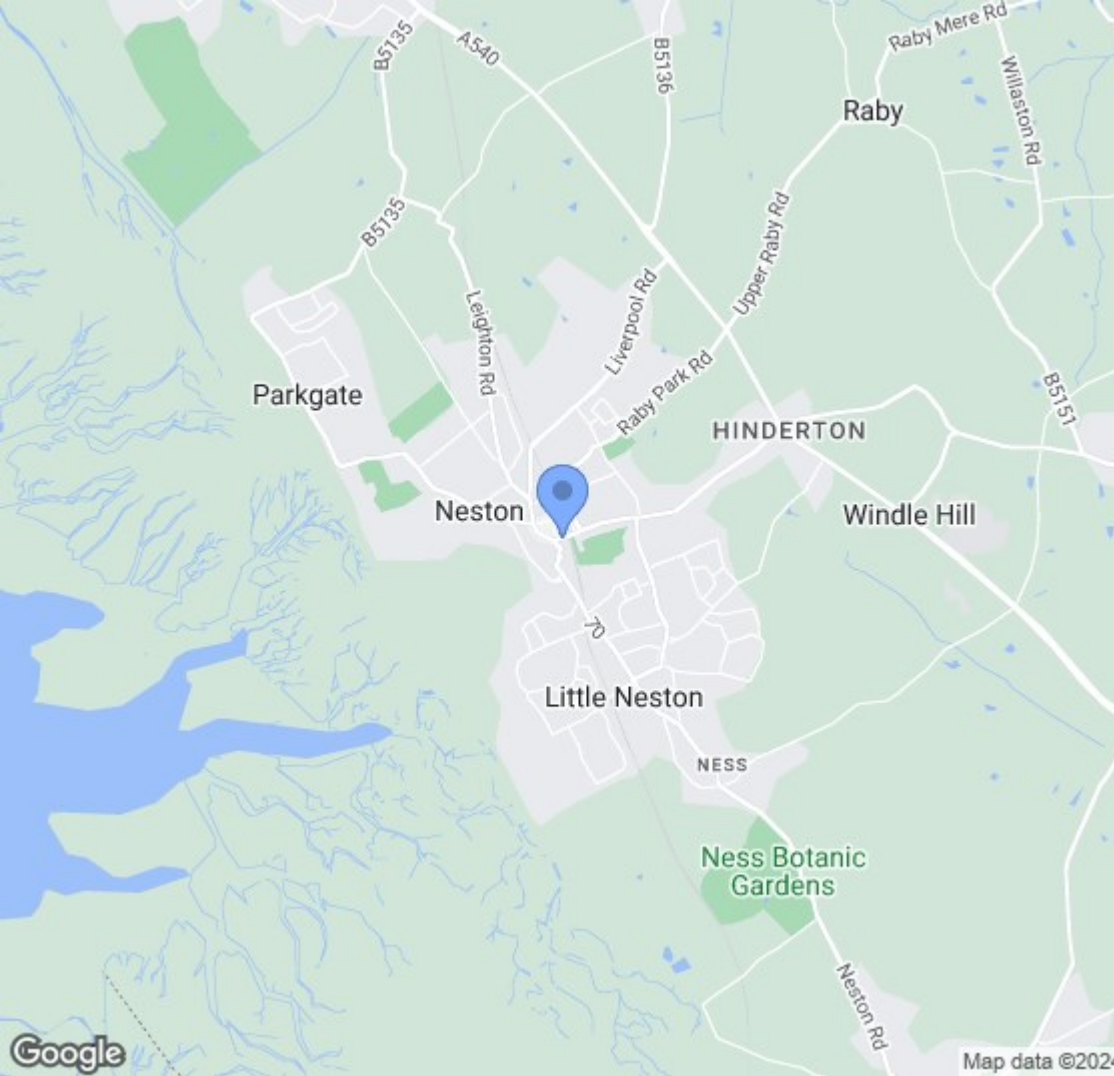






# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Location Map

# Constables

S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

[www.constablesestateagents.co.uk](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333