

DRAFT DETAILS

Constables

SALES & LETTINGS



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21 Parkgate Road Neston

£425,000



- Fantastic Commercial Investment
- Let on 5 Year Lease to Established Business
- Annual Rent £22,000
- Freehold
- Prime Town Location
- Viewing Strictly By Appointment.
- NDEPC: 87D

Business Unaffected

A fantastic opportunity to purchase a freehold commercial premises in the heart of Neston which is occupied by an established business on a five year lease with an annual rent of £22,000 per annum, commencing in 2022. The terms of the lease are available on request.

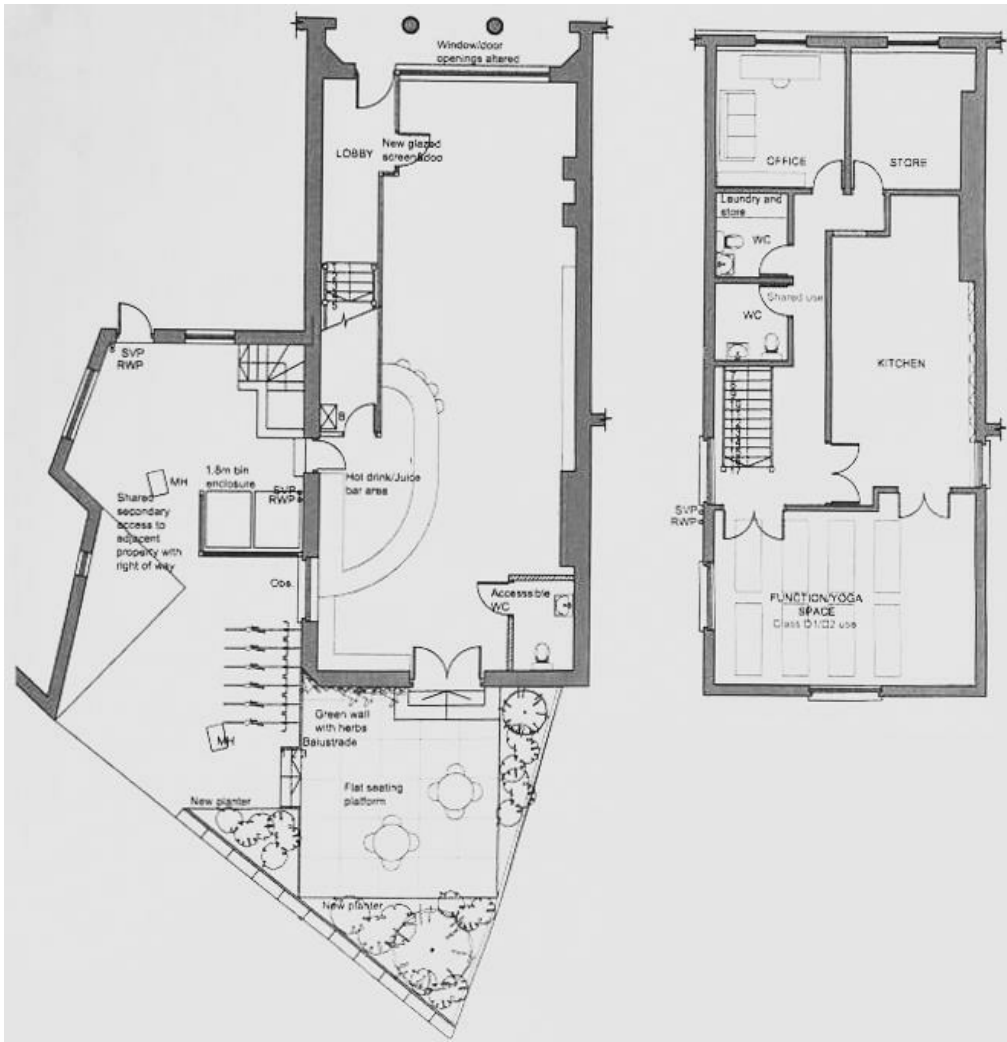
The property was fully renovated in recent years to an incredibly high standard. The accommodation is arranged over three floors including a cellar and comprises on the ground floor; entrance lobby, retail area, and accessible W.C. On the first floor is a kitchen, store room, a second retail area/function space and there are two W.C.'s. Externally there is a paved courtyard, parking space and access to the cellar.

The property is situated in the much sought-after market town of Neston. It is also a short distance to the conservation village of Parkgate in Cheshire.

Neston offers an excellent range of amenities for everyday needs including supermarkets, doctor and dentist surgeries, independent retailers, and a number of restaurants, pubs, and cafés. A weekly market is held on a Friday and there is a free public car park within walking distance to the premises.

The coastal village of Parkgate has a number of restaurants, pubs and cafés and is a popular with bird watchers and walkers along The Wirral Way; there an access point to the Wirral Way on Church Lane.

The property is well served by roads being within a short distance of the M53 and M56 motorways via the A540.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



