



Constables
SALES & LETTINGS

High Street , Neston

£1,000 Per Month

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 building with a residential apartment above.

The premises is available due to business relocation. The premises was previously used as a office space (A1/A2 use). Alternative uses may be considered.

The accommodation extends to approx. 54 Sq M (581 sq ft). The property is available immediately by way of new lease/licence.

Viewing strictly by appointment.

*Internal images are computer generated imaged





EVOKE ARC

Constables

SALES & LETTINGS

- Ground Floor Commercial Space
- Town Centre Location
- Prices Quoted are Exclusive of VAT
- Currently A1/A2 use (other uses considered)
- Available Immediately
- Property available by way of New Lease
- Approx 54 Sq M (581 sq ft)
- EPC rating 74C

General

Ground floor commercial premises comprising front retail area, kitchen, W.C.

EPC

74C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0020-4995-0319-3330-3090>

Parking

A free public car park with electric vehicle charge points is located to the rear of the premises.

Lease

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

Rent

£1000 per month (£12,000 per annum)

VAT

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

Business Rates

2024/25 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

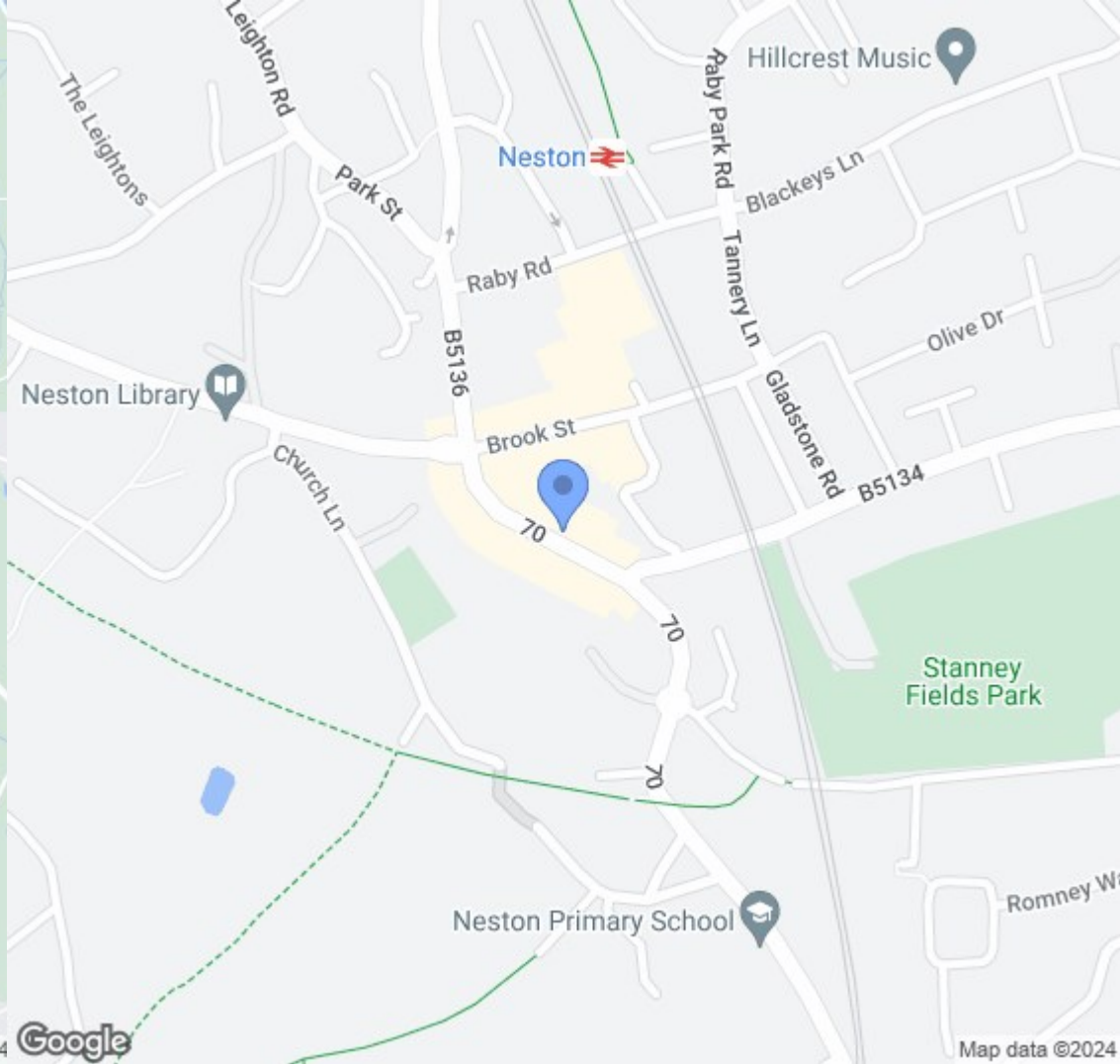
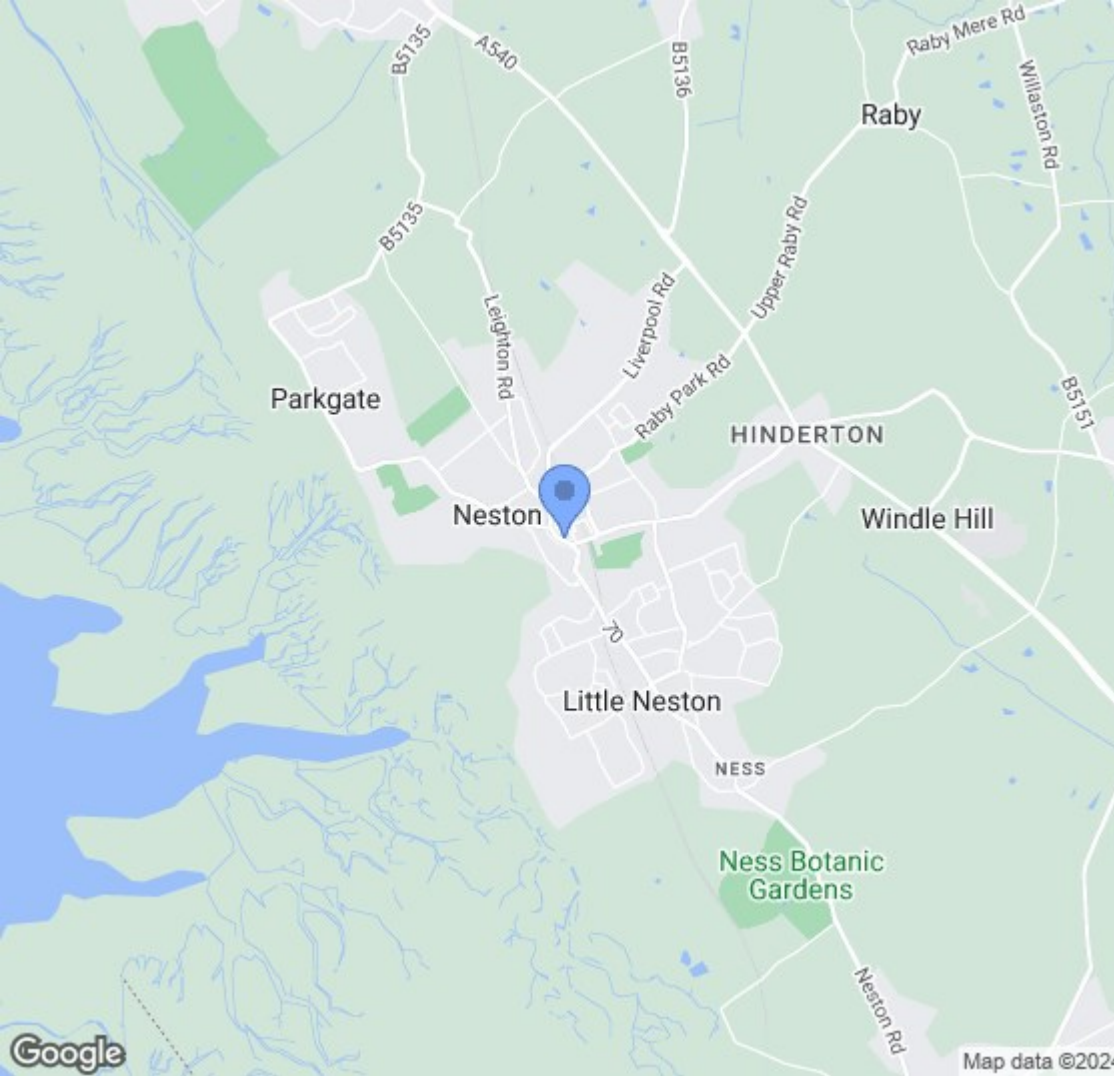
The premises is located in the busy town of Neston, Cheshire. Neston has a number of shops, restaurants and bars, doctor and dentist surgeries and a library. There is a train station within walking distance and the national motorway network is accessible via the A540 which is approximately 1 mile away. 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Location Map

Constables

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

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