



Constables
SALES & LETTINGS

Town Lane

Little Neston, Neston

£695 Per Month



A ground floor commercial premises located in the heart of Little Neston village. The property would be ideal for retail or office space, other uses will be considered.

The accommodation extended to approximately 39 square meters (420 Sq Feet) and comprises; front retail area, rear store room/kitchen and W.C. At the side of the property is a covered lean to with side access into the premises.

The property is available for occupation in February. Viewing is strictly by appointment





Constables

SALES & LETTINGS

- Single Storey Commercial Premises
- Available Immediately
- Approx. 420 Square Feet (39 Sq M)
- Ideal for Retail or Office Space
- Little Neston Village Location
- EPC 107E

- Other Uses Considered
- On Street Parking outside

Accommodation

Main Retail Area

18'11" max x 16'4" max reducing to 13'6" (5.79m max x 4.98m max reducing to 4.12m)

Rear Store Area

17'11" max x 8'6" max (5.47m max x 2.61m max)
Irregular Shaped Room

W.C.

General

A ground floor commercial premises in Little Neston Village. The property has electric roller shutters. There is a main retail area with counter and racking and at the rear is a store room and W.C. Lean to at the for side access.

Parking

On Street Parking, no permit required.

Lease

The property is available by way of new lease, terms to be negotiated.

VAT

Prices quoted are exclusive of VAT.

Business Rates

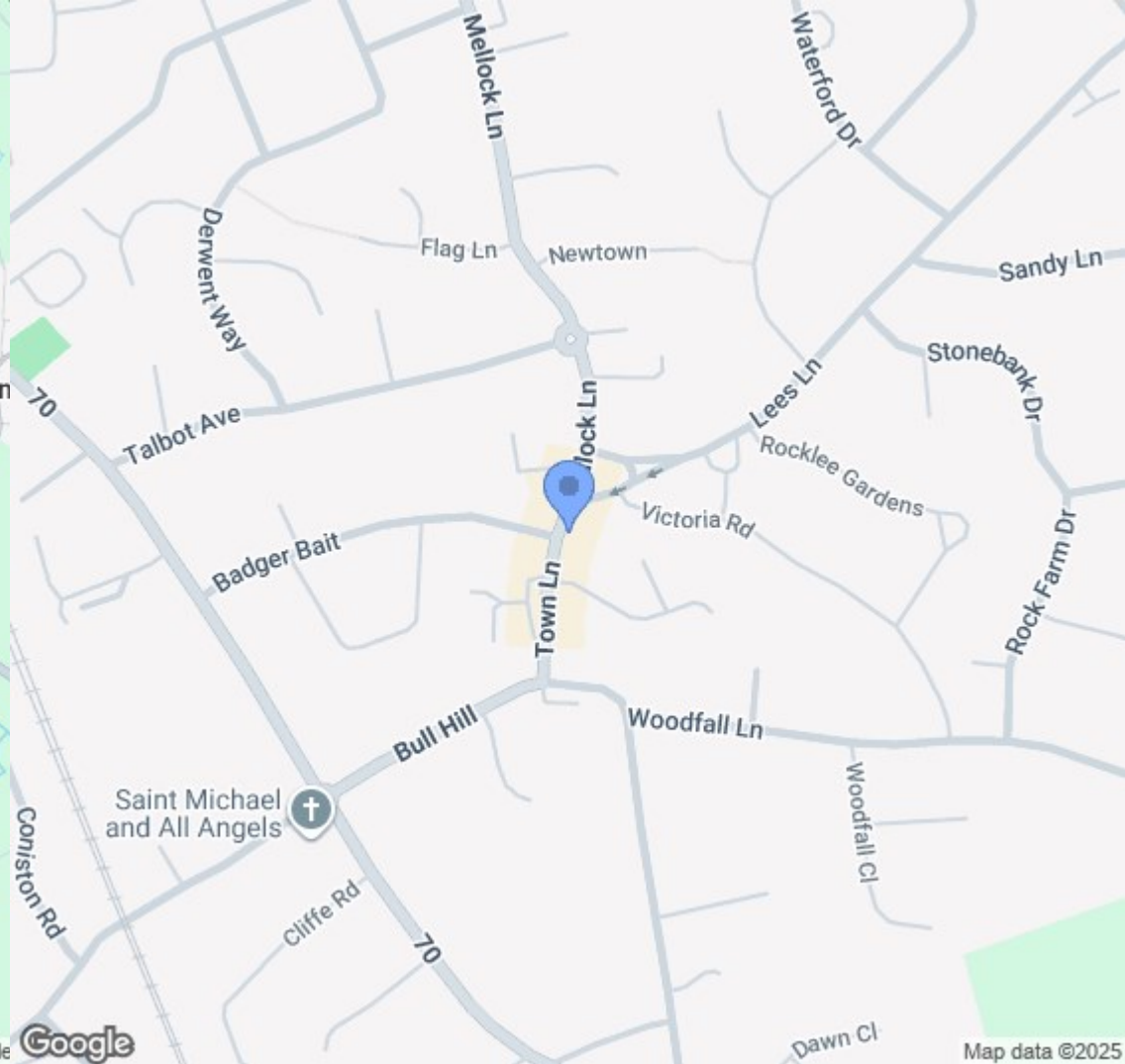
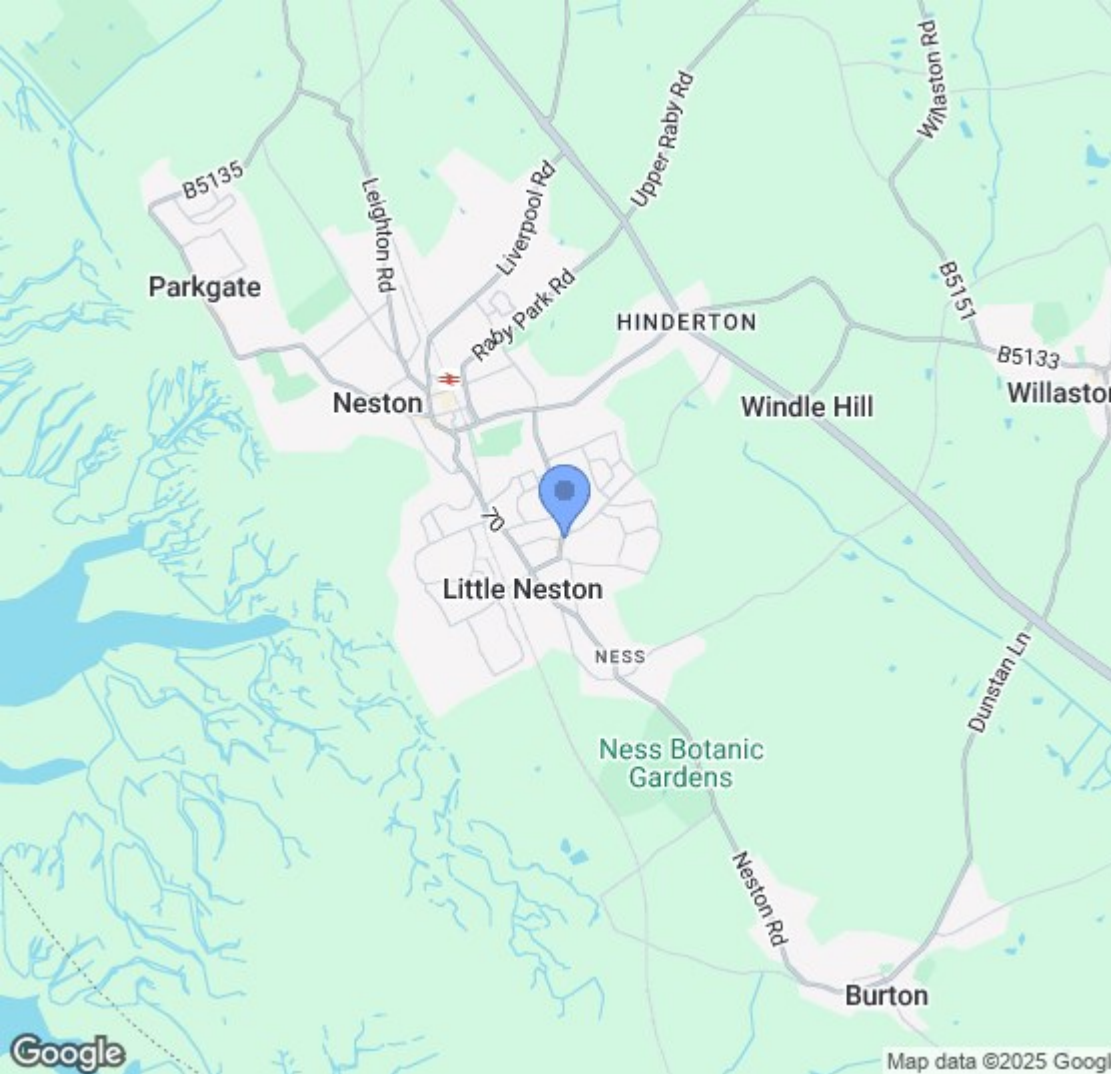
2024/25 rates payable to be confirmed. Tenants should make their own enquiries regarding rates before committing to a lease.



EPC & Floor Plan

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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Location Map

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

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