



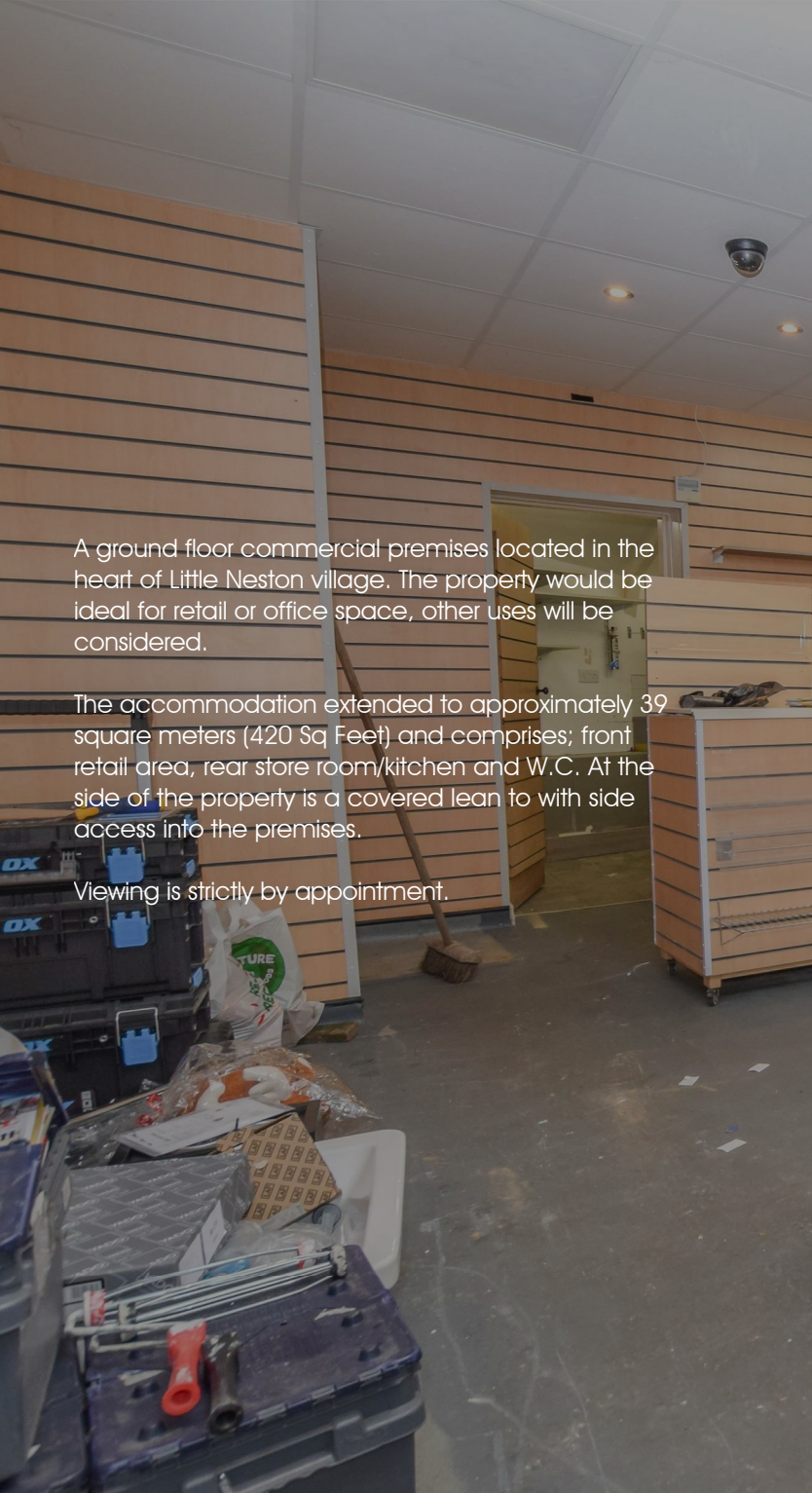
**Constables**  
SALES & LETTINGS

Town Lane

Little Neston, Neston

£75,000





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.

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 44B
- Freehold
- 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.

## VAT

Prices quoted are exclusive of VAT.

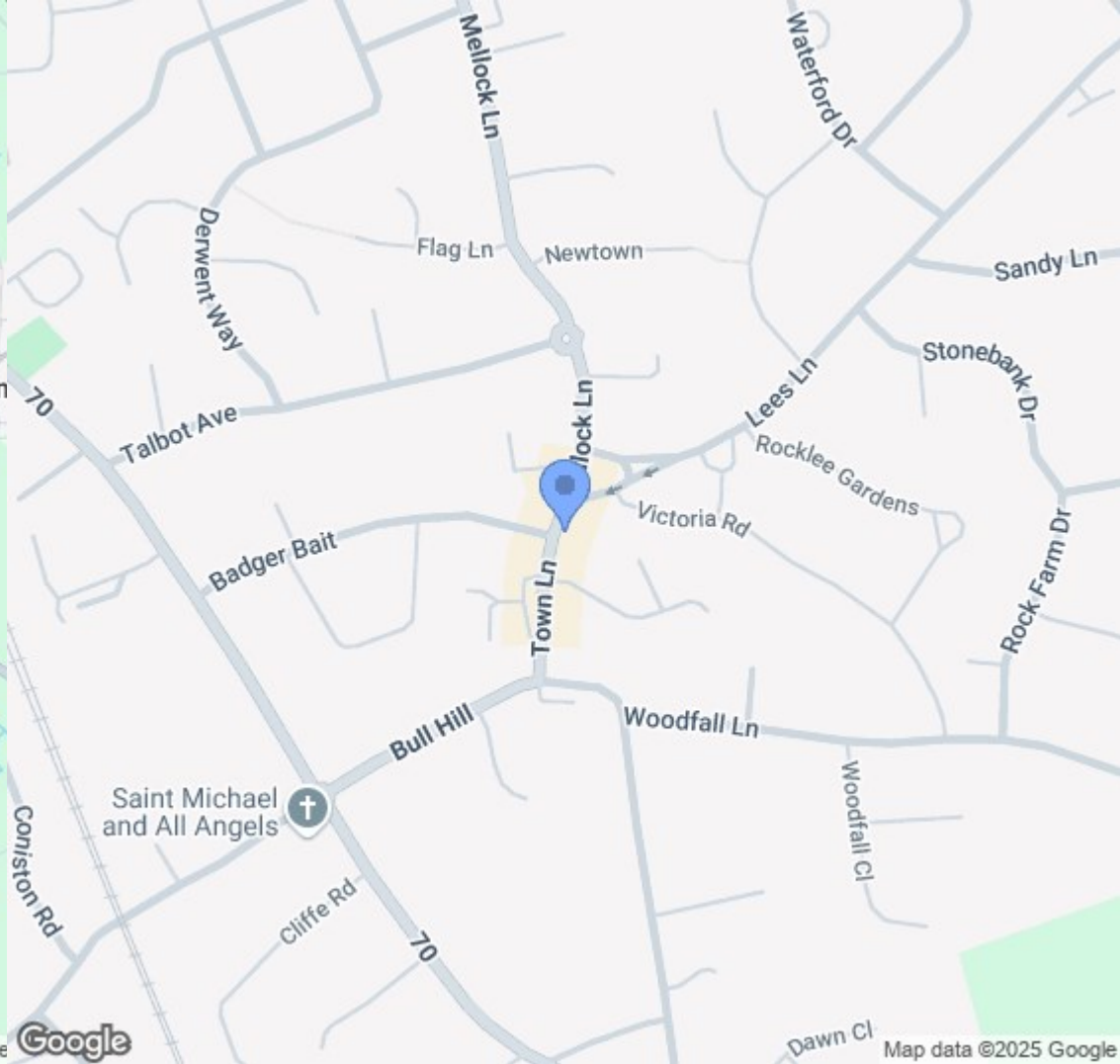
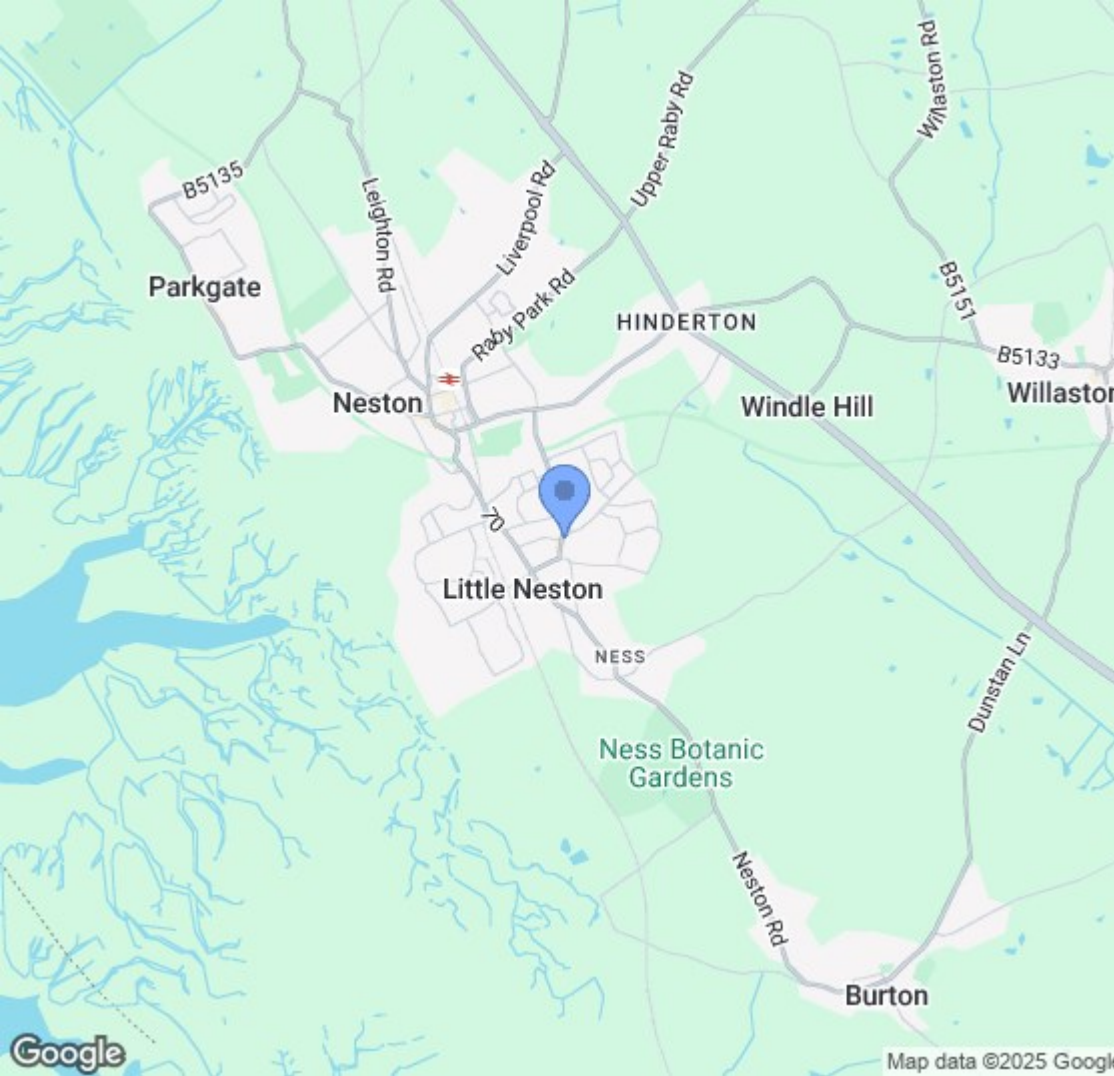




# EPC & Floor Plan

| 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<br>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