



**Constables**  
SALES & LETTINGS

Neston Road

Willaston, Neston

£225,000

# white feather home

WILLASTON VILLAGE GREEN

INTERIORS - GIFTS - DESIGN

A fantastic opportunity to purchase the freehold interest in a double fronted retail premises in the heart of Willaston, Cheshire.

The premises has been operating as a homeware and gift shop, interested parties may wish to continue with a similar business, an alternative retail business or office use subject to obtaining planning approval. The accommodation extends to approximately 835 square feet and comprises; two retail areas, store room, kitchen and W.C.

Willaston village has a number of free car parks close to the premises.



# Constables

SALES & LETTINGS

- Ground Floor Commercial Premises
- Ideal for retail or office space (subject to change of use)

- Freehold
- Free Parking Near By

- Prime Willaston Village Location
- Viewing Strictly By Appointment

### Location

Willaston is a large Village with a strong sense of community who support the local businesses exceptionally well. The village provides a comprehensive range of local services for everyday needs including convenience store, café, deli, bakery, two village pubs, doctor and dentist surgeries and a primary school.

### Tenure

Freehold

### Legal Costs

Each party will be responsible for their own legal costs.

### VAT

VAT may be payable on the purchase price

### EPC (non-domestic)

114E

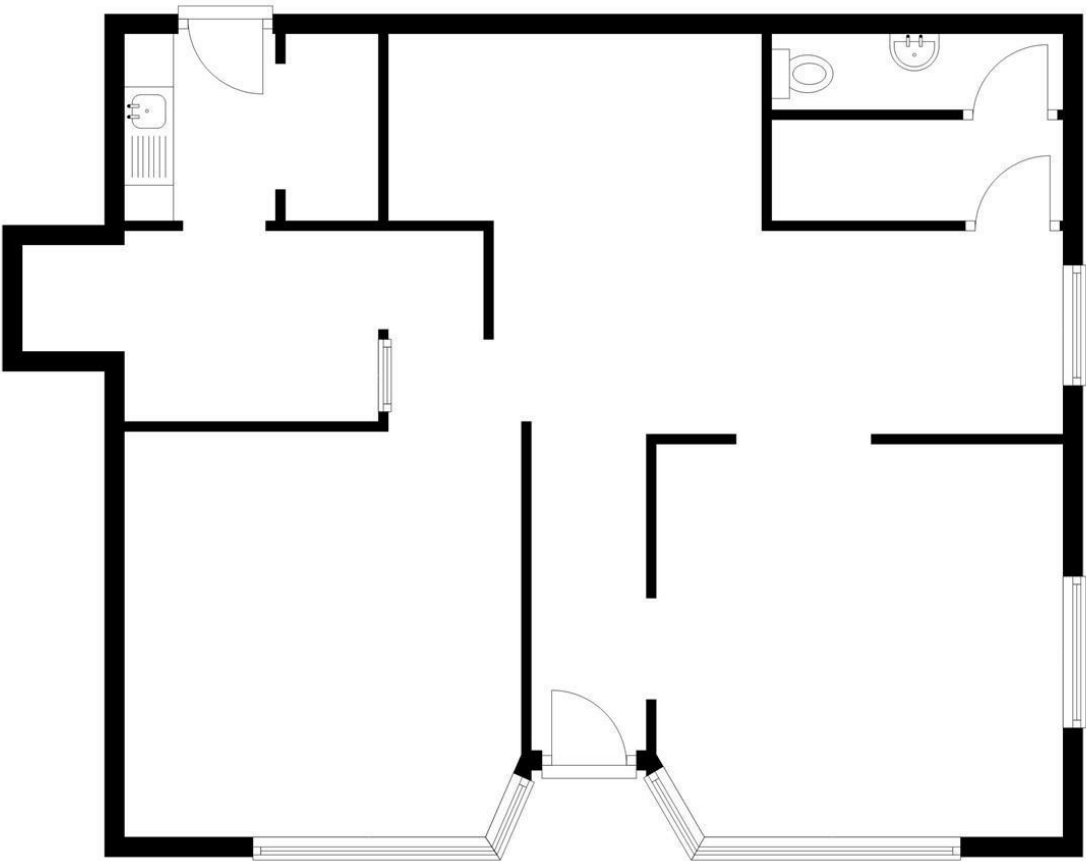




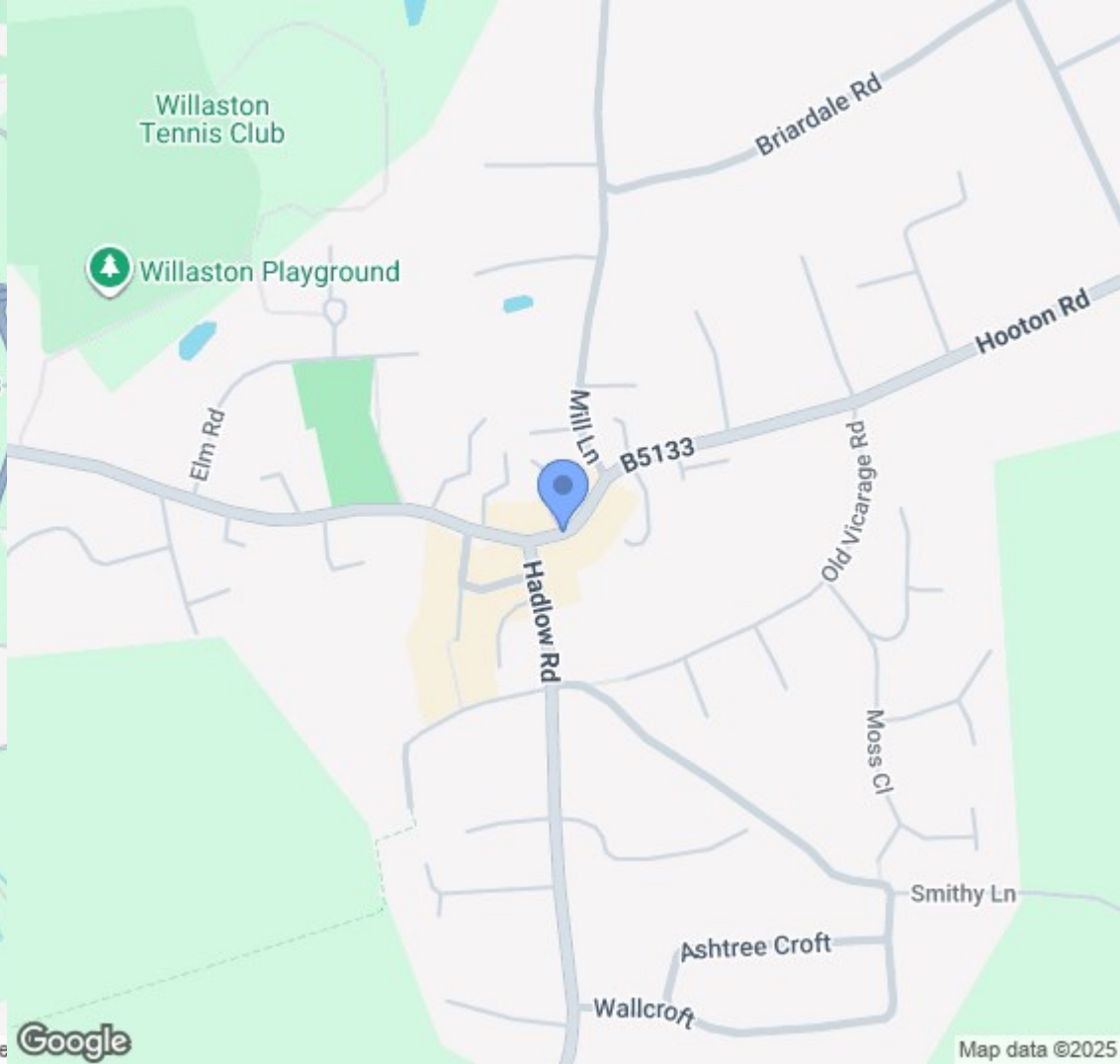
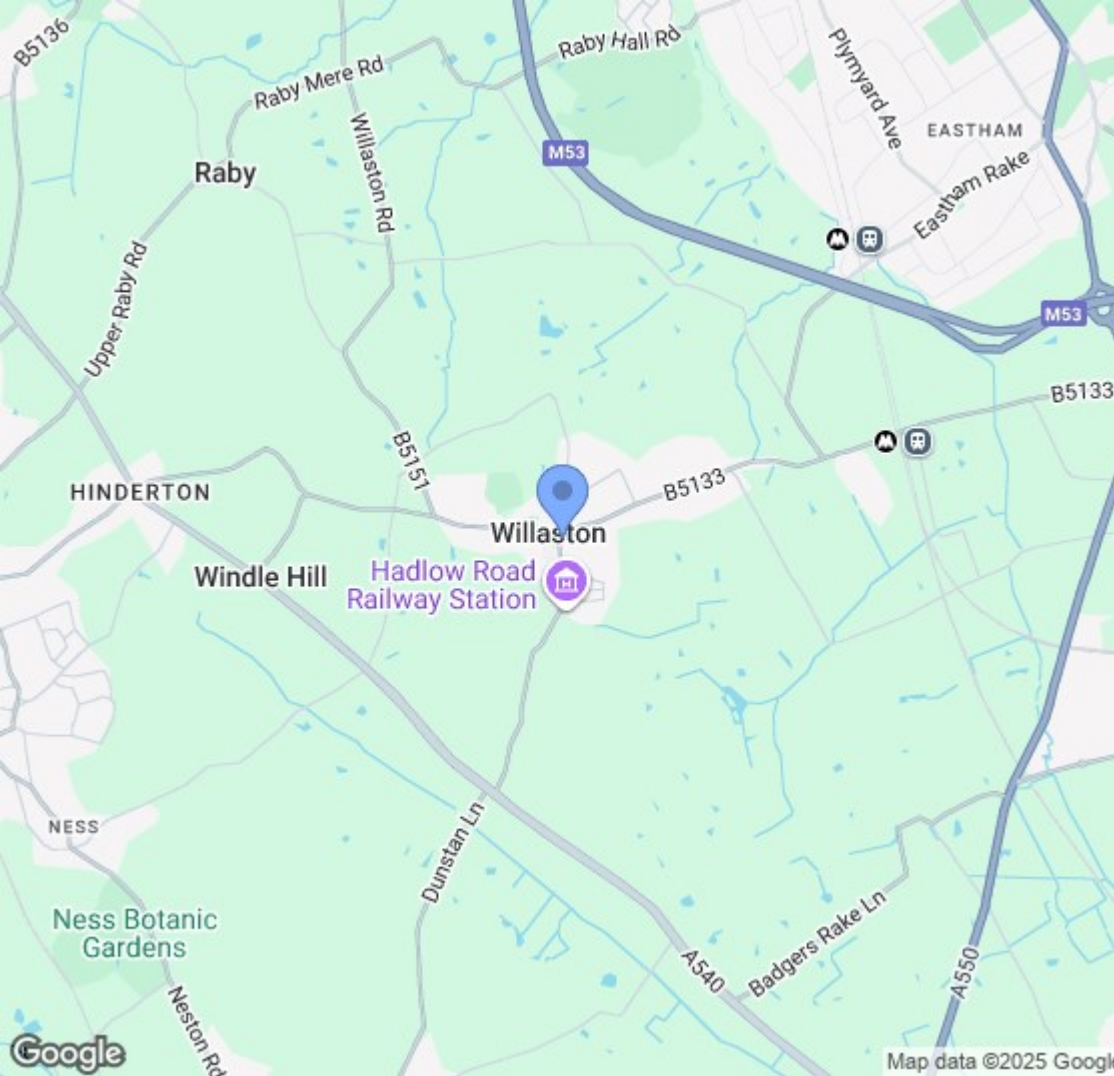
# EPC & Floor Plan

| 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 |  |

**Ground Floor**  
Approx. 77.6 sq. metres (835.6 sq. feet)



Total area: approx. 77.6 sq. metres (835.6 sq. feet)  
**White Feather, Neston Road, WILLASTON**



Location Map

# Constables

S A L E S   &   L E T T I N G S

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