



Constables
SALES & LETTINGS

High Street

, Neston

£850 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 is 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



Constables

SALES & LETTINGS

- Ground Floor Commercial Space
- Town Centre Location
- Prices Quoted are Exclusive of VAT
- Currently A1/A2 use (other uses considered)
- Available February 2026
- 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

£850 per month (£10,200 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



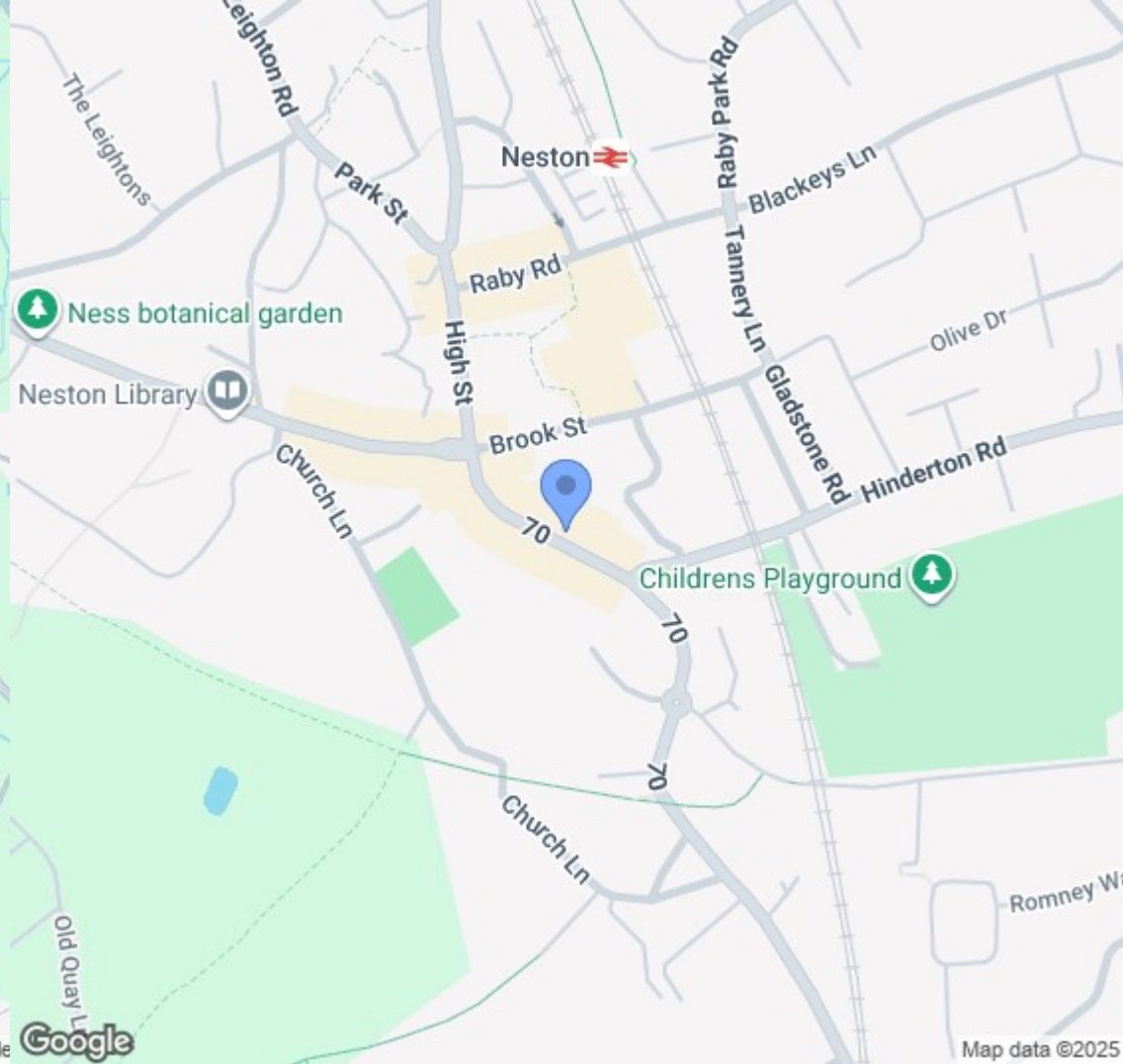
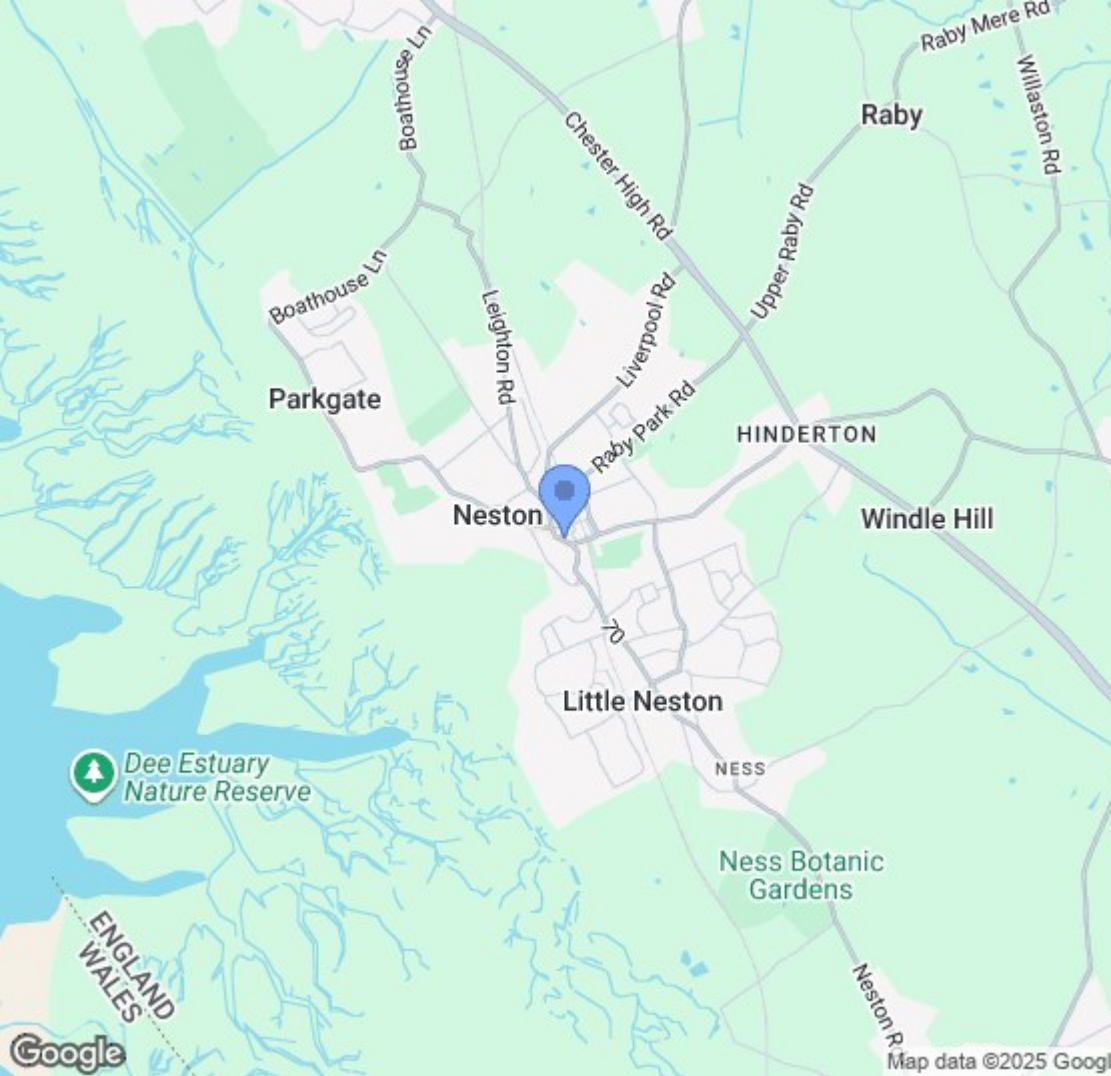


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
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	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.
This plan is for illustrative purpose only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Location Map

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

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