



Constables
SALES & LETTINGS

The Cross

, Neston

£1,200 Per Month

A fantastic opportunity to let this ground floor commercial premises located on The Cross in Neston Town Centre.

The premises would suit a variety of uses from retail to office (subject to necessary consents for change of use).

The accommodation extends to approximately 750 square feet and comprises, shared entrance, open plan office/retail area, store and W.C. There is pedestrian access at the rear. Parking is available near by in a free public car park. There is an additional window which can be used for display by agreement.

The premises are available immediately and early viewing is recommended.

- Ground Floor Commercial Space
- Available Immediately by way of new lease
- Town Centre Location
- Prices Quoted of Exclusive of VAT
- Approximately 70 sq m (754sq ft).
- EPC: TBC

General

Ground floor commercial premises comprising open plan retail area, W.C. and Store.

EPC

Parking

A free public car park with electric vehicle charge points is located to near by in the town centre.

Lease

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

Rent

£1200 per month (£14,400 per annum)

VAT

All figures quoted are exclusive of VAT.

Business Rates

2025/26 rates payable TBC. Small business rates relief may be available. Tenants should make their own enquiries regarding rates before committing to a lease.

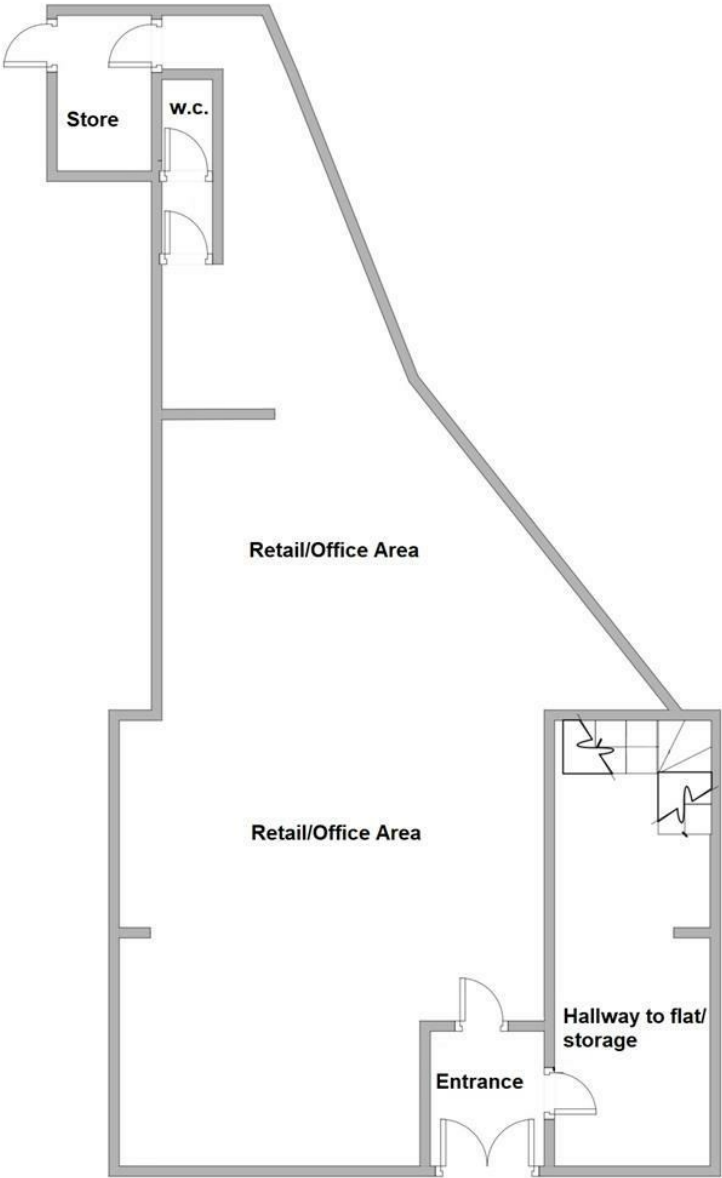
Location

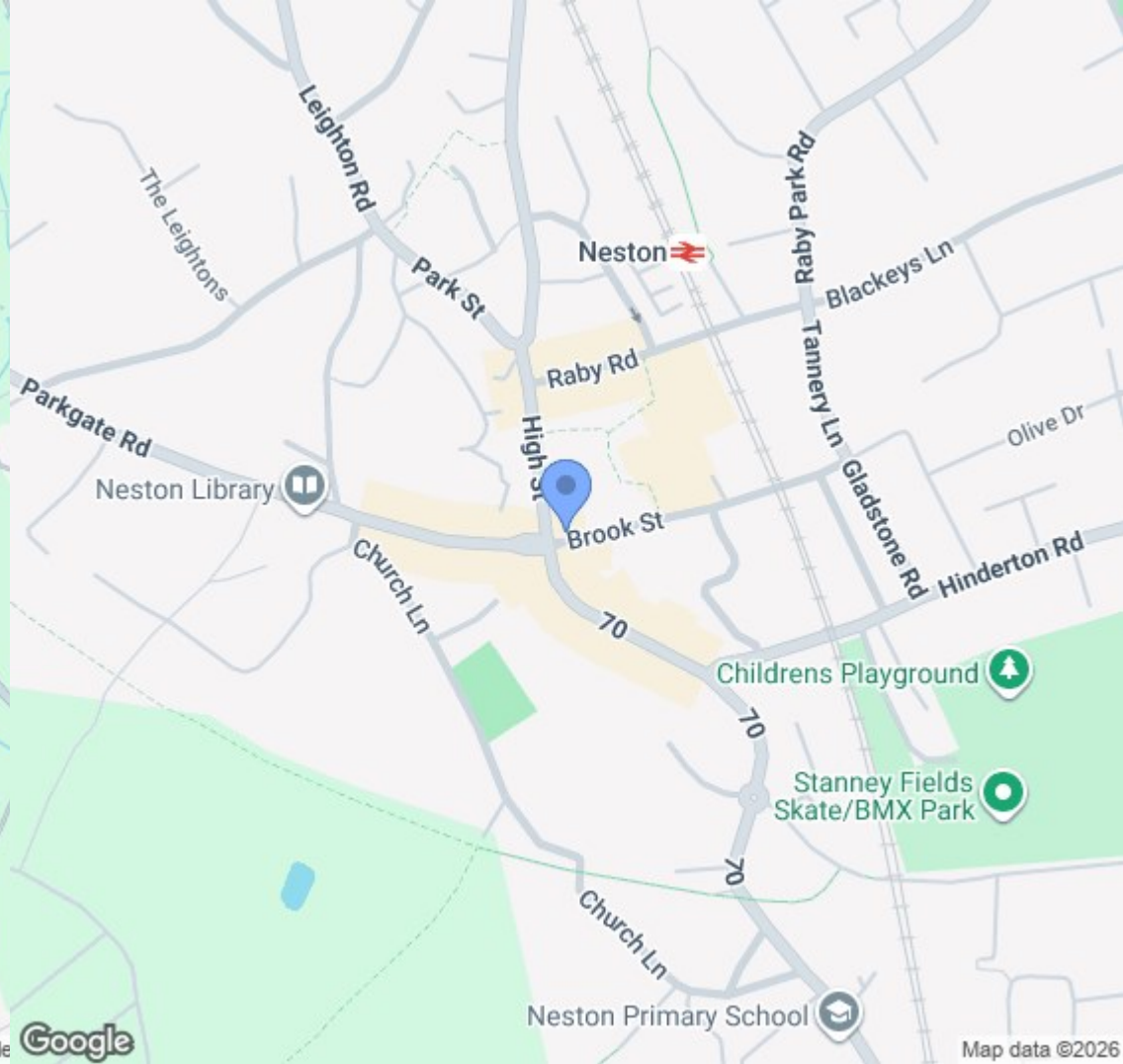
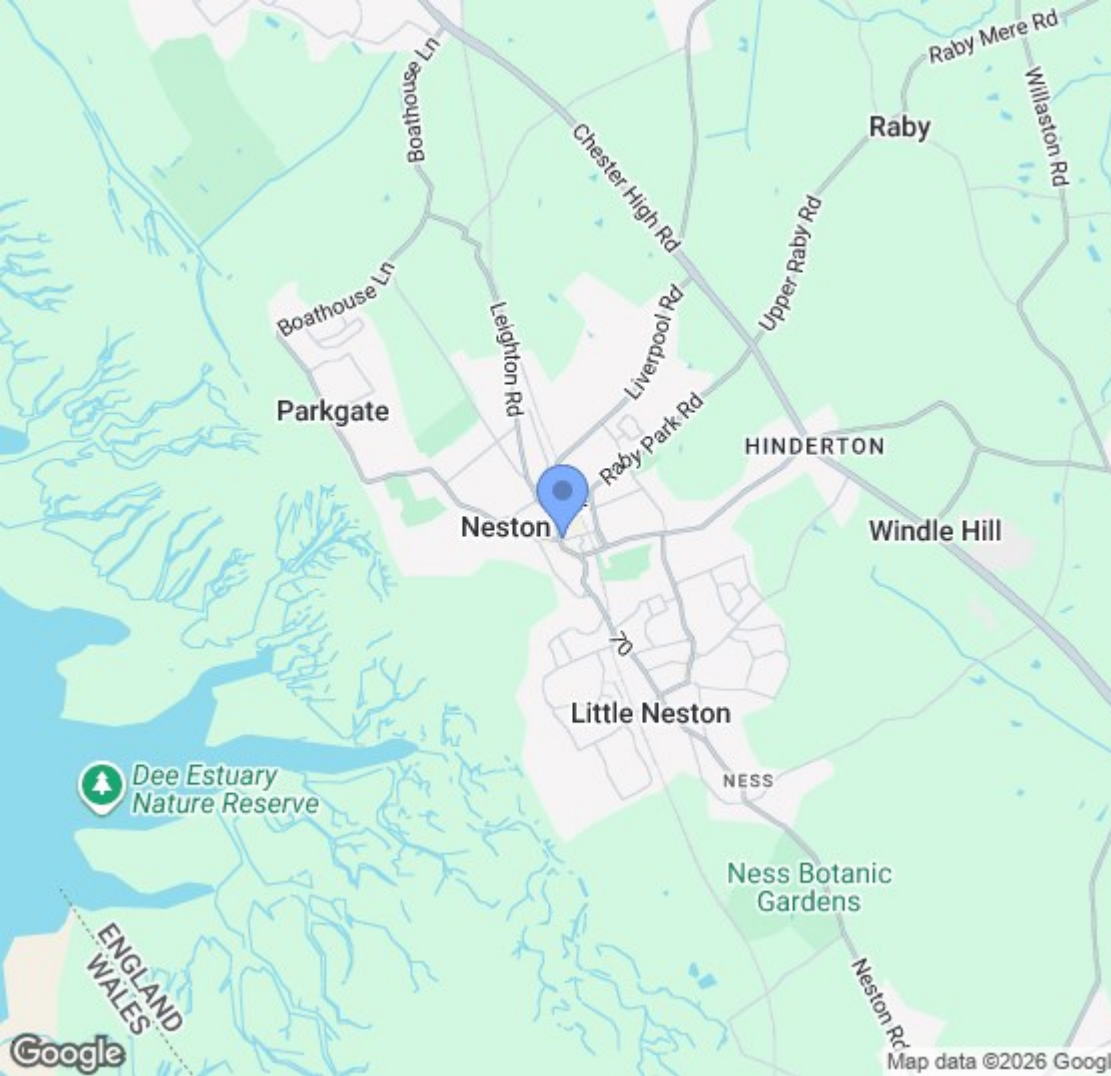
The premises is located in the busy town of Neston, Cheshire. Neston has a number of shops, restaurants and bars, doctor and dentist surgeries and a library. There is a train station within walking distance and the national motorway network is accessible via the A540 which is approximately 1 mile away.

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	





Location Map

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

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