



**Constables**  
SALES & LETTINGS

Chester Road , Neston

£550 Per Month

#### INCENTIVES AVAILABLE

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 development of residential apartments and two retail units.

The premises is available due to the previous occupant retiring. The premises was previously used as a hair salon. Alternative uses may be considered.

The accommodation extends to approx. 275 square feet (25 square meters) comprising front retail area and rear office, an W.C. The property is available immediately by way of new licence.

Please note: Unit 1 is also available and the landlord will consider letting both units if a larger premises is required. The units are divided by a shared communal entrance.

Viewing strictly by appointment.





Constables

SALES & LETTINGS

- Ground Floor Retail Unit
- Available Immediately
- Town Centre Location
- EPC Rating 74C
- Approx. 333 sq ft (31 m2)

### General:

A ground floor retail unit comprising retail area/shop, corridor to staff room/kitchen and W.C.

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/7183-2175-9545-8924-8032>

### Accommodation:

#### Retail Area

15'3" x 13'10" (4.65m x 4.22m)

#### Kitchen

9'3" x 8'1" (2.82m x 2.46m)

#### W.C

6'2" x 3'5" (1.88m x 1.04m)

### Parking

Free public carpark to rear of premises.

### Lease

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

### VAT

All figures quoted are exclusive but will be subject to VAT.

### Business Rates

2023/24 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

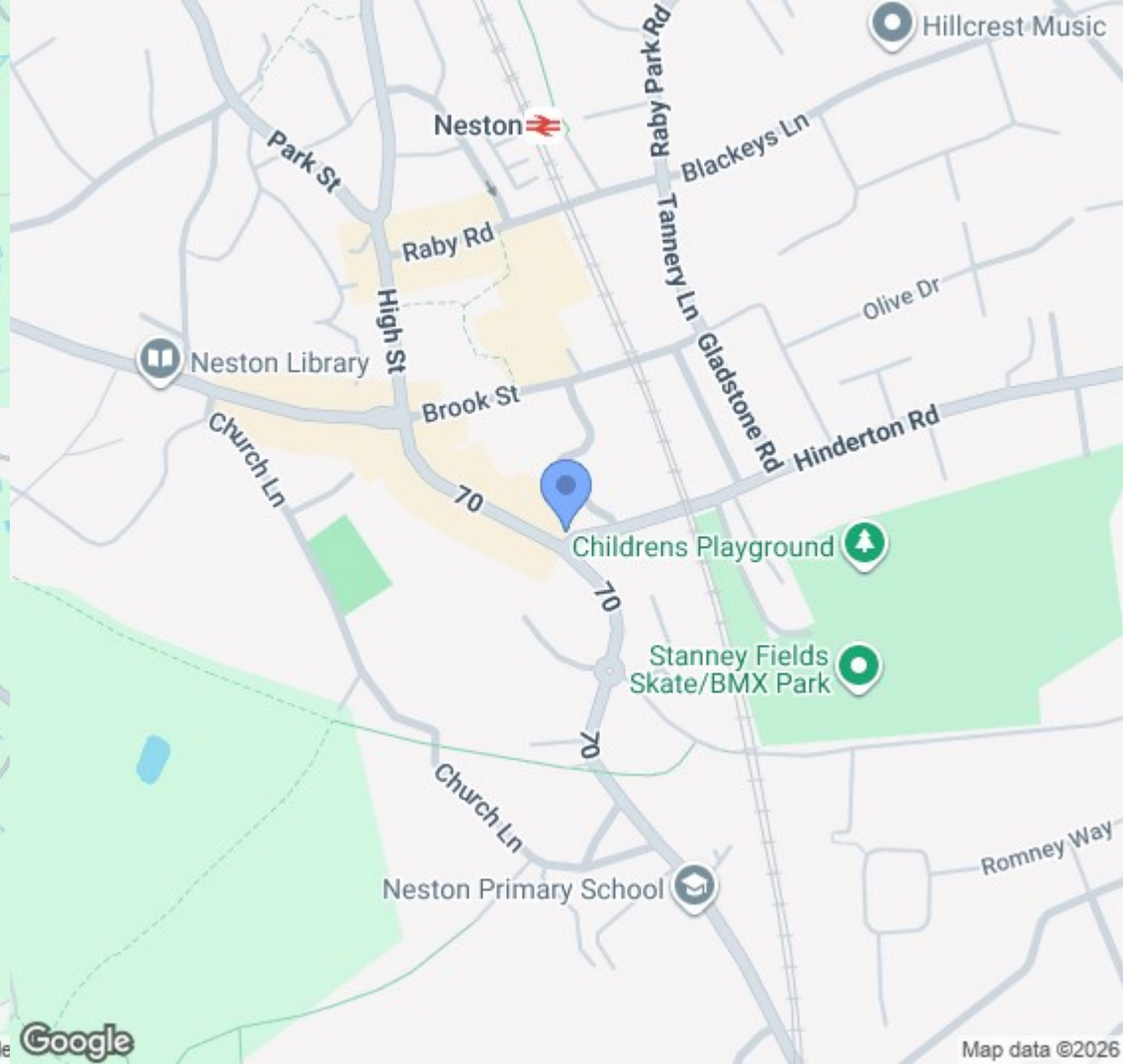
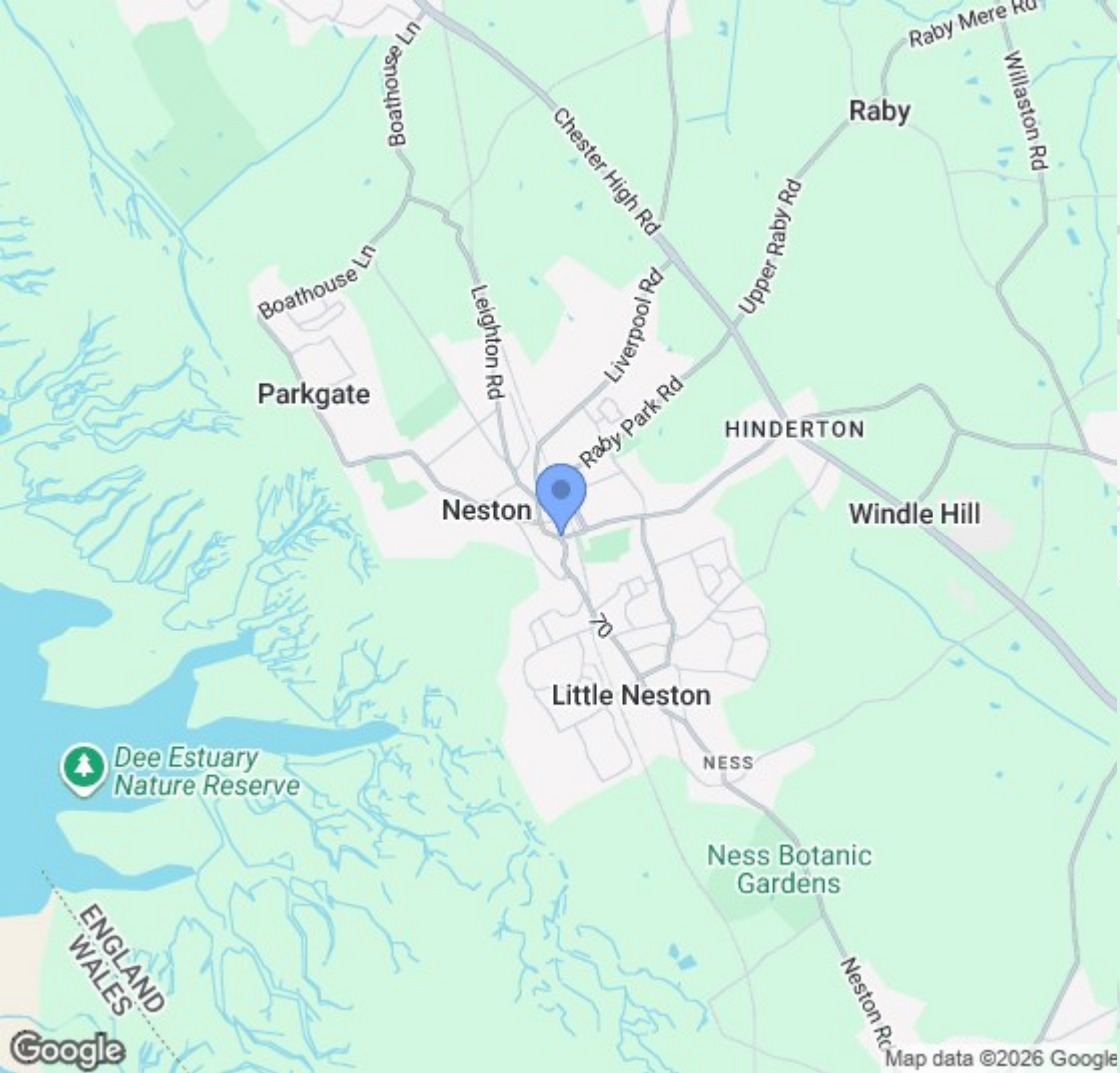
miles. Manchester: 45 miles





# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Location Map

# Constables

S A L E S   &   L E T T I N G S

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