

Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

335 Chester Road, Little Sutton, Cheshire CH66 3RF



Description

The property comprises a ground-floor retail unit, formerly occupied as a pharmacy, and is suitable for a variety of uses subject to the necessary consents. Extending to approximately 111.2 sq m (1,196.5 sq ft), the premises occupy a prominent position within a busy local retail parade. Nearby occupiers include well-known operators such as Chatwins, Domino's, and Co-op Funeral Care.

Location

The property is located on a busy cross roads within Little Sutton and is a short distance from the A550. The location benefits from good public transport networks including railway and bus routes and local public car parks.

0151 647 9272

<https://www.smithandsons.net/>

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Rental Price

£15,000 per annum

Tenure

By way of a brand new Full Repair and Insuring lease, the length of which is negotiable.

Accommodation

Ground Floor	111.2m ²	1196.5ft ²
First Floor Storage	7m ²	75ft ²

Rating Assessment

Rateable Value 2026	£9,000
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W.C and Kitchen Facilities

Legal Costs

Each party to be responsible for their own legal costs incurred in preparation of the new lease.

VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT.

Strictly by appointment with sole agent, contact;



Jamie Robertson

E: jxr@smithandsons.net

T: 0151 647 9272

0151 647 9272

<https://www.smithandsons.net/>

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