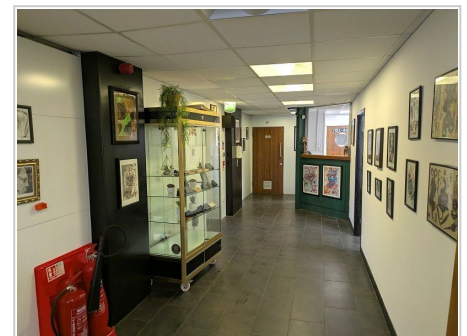
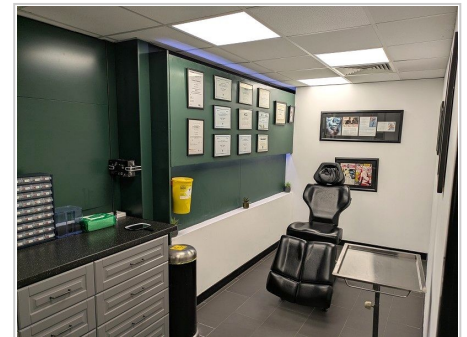
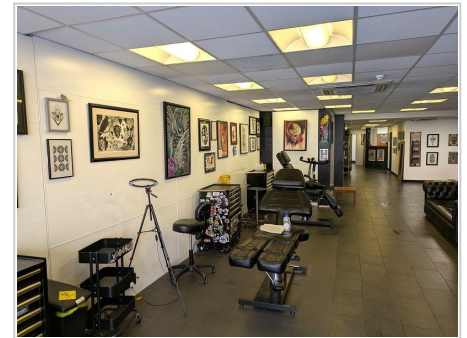


Whitby Road,
Ellesmere Port,
Cheshire.
CH65

850 Monthly *



- Prime Position
- Flexible Open plan
- One reserved parking space
- Immaculate condition throughout
- Flexible Terms
- Competitive rent



Ref: PRA10861

Viewing Instructions: Strictly By Appointment Only

General Description

Immaculate and highly visible retail/studio premises with A1/A2 consent on Whitby Road, Ellesmere Port (CH65 8AB). Currently trading as a tattoo studio, the property offers 136 sq m (1,464 sq ft) of versatile space, ideal for beauty, wellness, financial, or professional services. Benefits include main road frontage, side access to a large council car park, one reserved space, and modern fittings throughout. Flexible lease terms and a competitive rent make this a superb opportunity for a long-term tenant in a thriving location near Ellesmere Port town centre.

Accommodation

Retail Area (69' 0" x 14' 05") or (21.03m x 4.39m)

Large open plan retail area and reception opening from the main Whitby Road

Office 1 (16' 04" x 6' 06") or (4.98m x 1.98m)

Storeroom (5' 06" x 4' 08") or (1.68m x 1.42m)

Office 2 (11' 00" x 3' 10") or (3.35m x 1.17m)

Office 3 (12' 03" x 4' 10") or (3.73m x 1.47m)

WC (6' 09" x 6' 06") or (2.06m x 1.98m)

disabled access wc with wc , urinal handwash, fully tiled

Kitchen (14' 10" x 14' 05") or (4.52m x 4.39m)

Kitchen prep area with ample storage, prep/ cleaning store with low level sink

WC

additional male and female wc

Parking

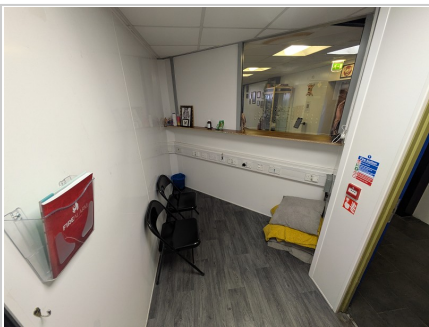
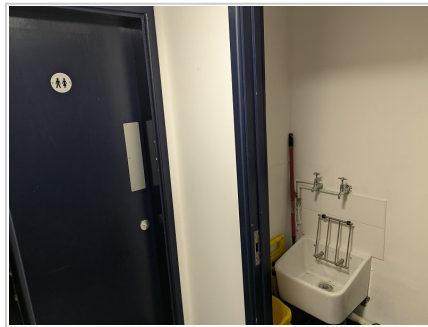
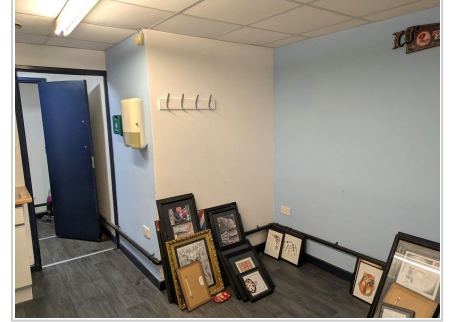
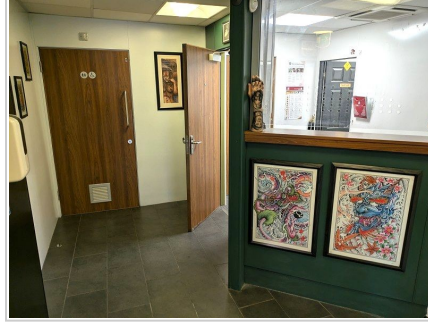
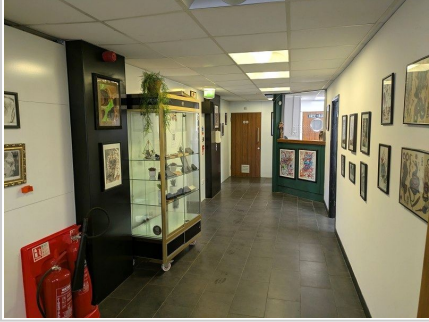
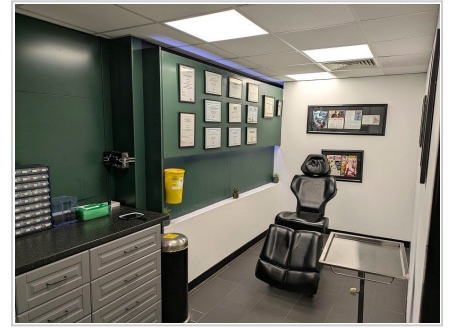
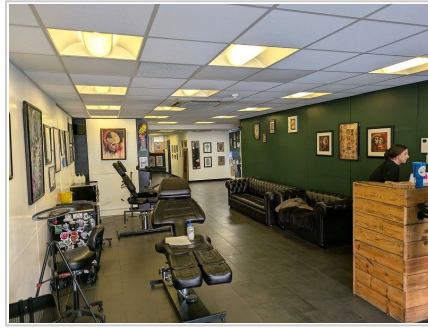
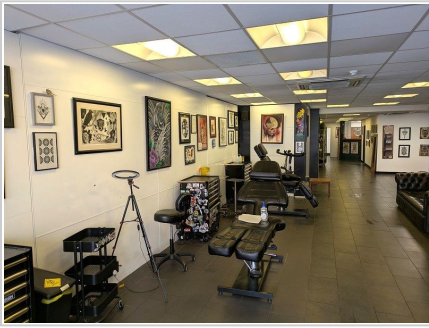
Single parking space to the rear of the property, accessed via the side entrance. Additional customer parking would be available on the council operated pay and display main car park easily accessed from the side entrance.

Services

Mains electricity, mains water, mains drainage

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

