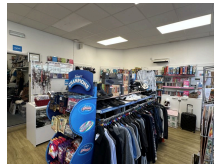
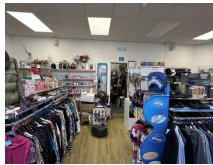


UNDER OFFER

402 Chester Road, Little Sutton, Ellesmere Port, CH66 3RB

📏 SIZE - 761 SQ FT

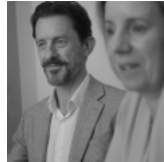
💰 TO LET - £8,500 PER ANNUM



INTERESTED IN THIS

Make an enquiry

Contact our team to register your interest in this property and to get more details.



Jonty Goodchild

01244 311 681

07968 160 277

jonty@boltonbirch.com

Quick Overview

Prominent shop to let in the centre of Little Sutton, Ellesmere Port.

Zero Business rates for qualifying companies of small Business Rates relief.

Large front sales area with a further 2 offices / store rooms to the rear.

Prominent roadside location on Chester Road (A41).

Location

The subject property is located in a very prominent position in the centre of Little Sutton, fronting Chester Road (the A41). The A41 is a very busy main road linking Chester, Ellesmere Port and Birkenhead. The premises are situated in the centre of the village, close to its junction with Ledsham Road, with surrounding retailers including Karl Tatler and Jones and Chapman Estate Agents, The Sutton Pharmacy, William Hill Bookmakers and Domino's Pizza.

Description

402 Chester Road comprises a ground floor shop premises benefiting from a large glazed shop frontage directly onto Chester Road. Internally, there is an open plan

front sales area to the rear of which is a storeroom / office with WC facilities beyond which is a further second office / storeroom. The sales area benefits from a timber effect flooring with suspended ceiling incorporating LED light fittings. The 2 rear offices / store rooms are carpeted with fluorescent strip lighting.

Accommodation

The property has been measured on a Net Internal Area basis in accordance with RICS recommended practice as follows:

Sales Area: 405 sq ft (37.6 sq m)

Office / Storeroom 1: 151 sq ft (14.0 sq m)

Office / Storeroom 2: 205 sq ft (19.0 sq m)

Total: 761 sq ft (393.6 sq m)

Lease

The shop is available to lease for a term to be agreed and is available from the end of May 2026.

Rent

£8,500 per annum, exclusive.

VAT

We are advised that VAT is not payable on rent.

Business Rates

The Valuation Office Agency Website (www.gov.uk/correct-your-business-rates) has a current Rateable Value assessment of £10,750.

As the Rateable Value is below £12,000 you may be eligible for 100% Small Business Rates Relief meaning no Business Rates are payable.

Please contact the Business Rates Department directly for confirmation.

Energy Performance

An Energy Performance Certificate is in the process of being prepared and is available upon request.

Code For Leasing Business Premises

We draw your attention to the RICS Code for Leasing Business Premises which came into effect on 1st September 2020, a full copy of which is available for viewing via this link or via the agent.

Subject to contract

MISREPRESENTATION ACT 1967. Bolton Birch for themselves and for the vendors or lessors of this property whose agents they are, give notice that: These particulars do not constitute, nor constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Bolton Birch or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers of lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give and neither Bolton Birch, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



402 Chester Road, Little Sutton, Ellesmere Port, CH66
3RB