



350 Chester Road

Little Sutton, Ellesmere Port CH66 1NL

Shop & Storage 508 sq ft

Lease Assignment



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Rent per annum £10,000
Rateable Value £5,200
Rates Payable 20/21 Nil
Service Charges £300



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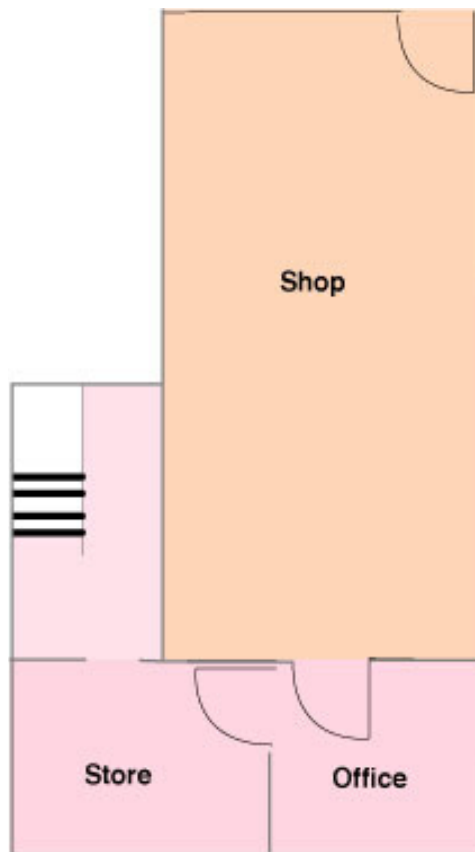
0151 541 2200



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07595 219766



Accommodation

Main Shop	340 sq ft
Rear Store	167 sq ft
Basement	158 sq ft

Total Area 508 sq ft plus Basement

Legal Costs

Each party to bear their own legal costs

EPC

A commercial EPC has been commissioned

Buildings Insurance

The landlord will recharge buildings insurance premium in addition to the rent

VAT

All prices are quoted exclusive of VAT. VAT may be payable on the rent and other outgoings.

Interested in this property?

We will need the following information from you to enable our client to prepare a tenancy agreement.

- 1- **Name of Tenant** - this might be a limited company, partnership or a named individual.
- 2- **Registered Address** of Tenant or home address if a private individual.
- 3- **Names and addresses** of all directors where the tenant is a limited company.
- 4- **Solicitors Name & Address** to whom the tenancy agreement will be sent.

Please email this information to us so we can prepare heads of terms which, once agreed between us will be used to prepare the tenancy agreement.

Note that any offer made by us remains **Subject to Contract** until a lease or other tenancy agreement is finalised between the landlords and tenants solicitors.

Any offer made by us is subject to references and credit checks which will be undertaken on behalf of the landlord.