

TO LET Retail Unit Ellesmere Port

Kinsey Road
Ellesmere Port, CH65 9HN

Key information

- Retail unit adjacent to Sainsbury's & Cheshire Oaks Designer Outlet
- Planning Use Class E
- Size - 1,775 sq ft
- Quoting rent £53,000 per annum



Contact

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Sainsbury's



Location

Ellesmere Port is a town in Cheshire, England. It is located 6 miles north of Chester and 10 miles southeast of Liverpool. The town is well-connected to Liverpool providing strong travel connections.

The subject premises themselves are located within the Sainsbury's car park, adjacent to Cheshire Oaks Designer Outlet.

Accommodation

The premises are arranged over ground floor only providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	164.9	1,775
Total	164.9	1,775

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

Energy Performance Asset Rating – B-50. Please make contact for further details. A certificate can be made available.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of a new sublease lease which is to be contracted outside of the security provisions of the Landlord and Tenant Act 1954.

Tenure

Quoting Rent £53,000 per annum.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



Business Rates

We are advised that the Business Rates are as follows:

Business Rates	£43,250
UBR	£0.382
Rates Payable	£16,521.50

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the sole letting agent only.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

[Sainsbury's Property Disposals](#)



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