



FOR SALE

**FREEHOLD RETAIL PREMISES
APPROX 90.94 SQ M (979 SQ FT)**



**54 WHITBY ROAD
ELLESMERE PORT
CHESHIRE
CH65 8AE**

Description

A two storey mid terrace retail property previously trading as a jewellers, comprising ground floor sales area and ancillary with additional storage, kitchen and WC to the first floor.

Location

The property occupies a prominent main road position on Whitby Road, close to the junction with Victoria Road in a busy town centre location.

Accommodation

	Sq M	Sq Ft
Ground Floor – Retail & Storage	52.47	565
First Floor – Storage & Ancillary	38.47	414
TOTAL (NIA)	90.94	979

Services

We understand that all the usual main services are available to the property.

Rating

The property is assessed as "Shop & Premises" at a Rateable Value of £4,650. The current Small Business Multiplier for 2017/2018 is 46.6p.

Planning

We understand the property has planning consent for the existing A1 use. There is potential to convert the first floor accommodation to residential use, subject to planning.



Tenure

We understand the property tenure is Freehold.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

Terms

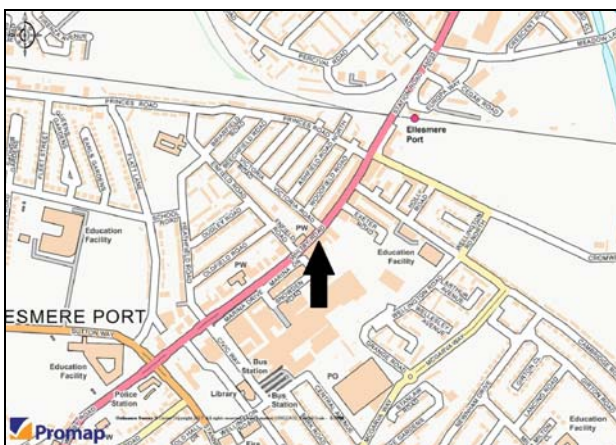
Offers are invited for the benefit of the freehold interest.

EPC

This may be downloaded at www.wignallbrownlow.co.uk.

Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to jdb@wignallbrownlow.co.uk.



DATE OF PUBLICATION – JULY 2017

SUBJECT TO CONTRACT