

# 72 WESTON GROVE

## UPTON, CHESTER, CH2 1QL



## TO LET

- Last remaining retail unit of larger sub-divided unit
- Comprising 78.9 sq m (850 sq ft) in good well let suburban parade
- Close to Tesco Express, Betfred and other established retailers
- Available on new lease at a rental of £13,000 pax

Chester

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

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**BA Commercial**  
Chartered Surveyors

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### LOCATION

Chester is a highly regarded regional business location, with excellent communication links, and benefitting from a vibrant retail and office market, together with a strong tourist market.

Upton is a popular and attractive residential suburb approximately 2 miles to the North West of the city and close to the expanding Chester Zoo. The suburb is convenient for both the city centre and the Wirral Peninsula via the A41 and M53 motorway network.

Weston Grove comprises a typical parade constructed by a local builder, and is well occupied by predominantly local traders, but including Betfred and Lloyds Bank.

The position being shown on the attached location plan.

### DESCRIPTION

The property comprises the left hand facing end unit, originally part of a double unit formally part of a double unit occupied by a convenience store. The premises have been redeveloped to a shell specification with layout as shown on the attached plan and has the benefit of a new shop front installed.

The adjoining unit has been let to a Funeral Directors, and the upper floors will be occupied as residential flats.

### ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
72	78.9	850

### LEASE

The premises will be available on new effective tenant repairing and insuring leases, on full terms and conditions to be agreed.

### RENTAL

£13,000 pax.

### RATES

The VOA website confirms the property has a Rateable Value of £16,000 and this will require to be re-calculated. Small Business Relief may therefore be applicable.

Further details available from the local Rating Authority, Cheshire West & Chester Council.

### SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

### VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

### EPC

The Energy Performance Asset Rating for this property is E Certificate Reference Number: 0880-0948-2409-1807-1006.

A full copy of the Energy Performance Certificate is available upon request from the agents.

### LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

### AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

### CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

#### Chester

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#### North Wales

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## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

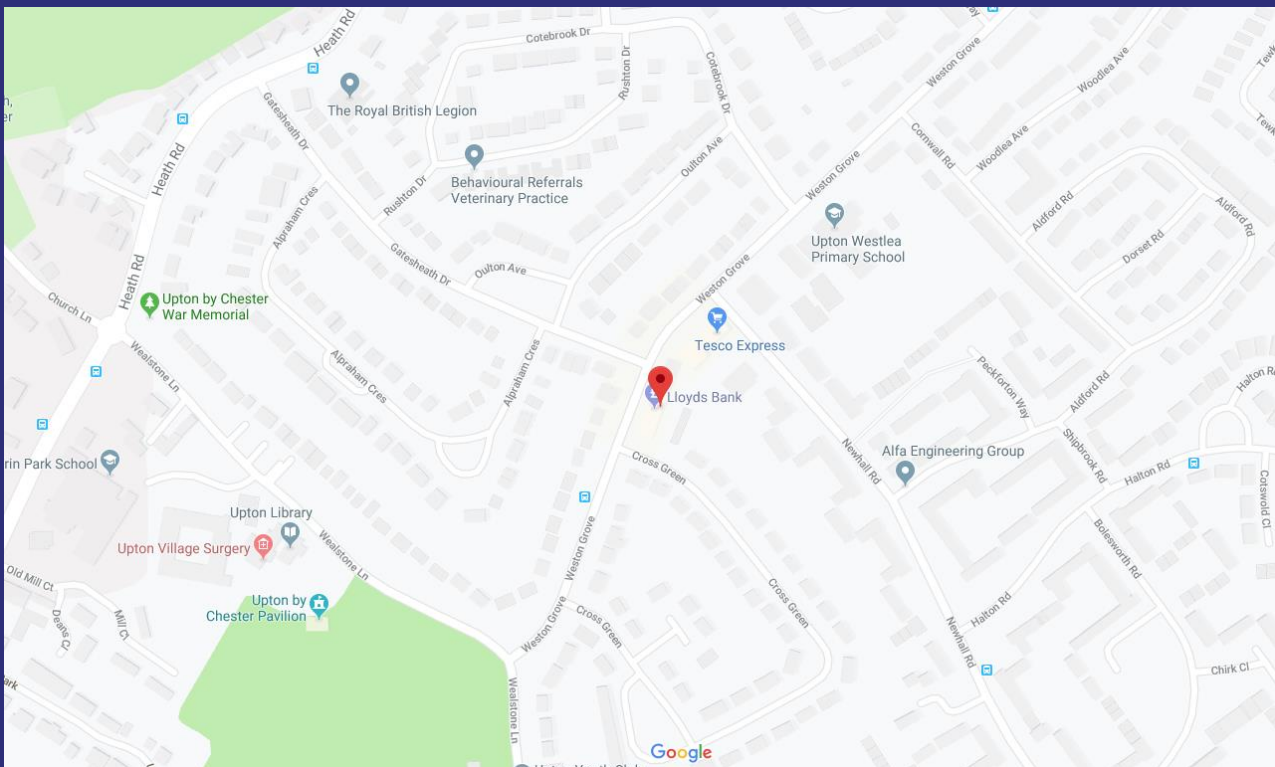
## VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. February 2021

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**SUBJECT TO CONTRACT**



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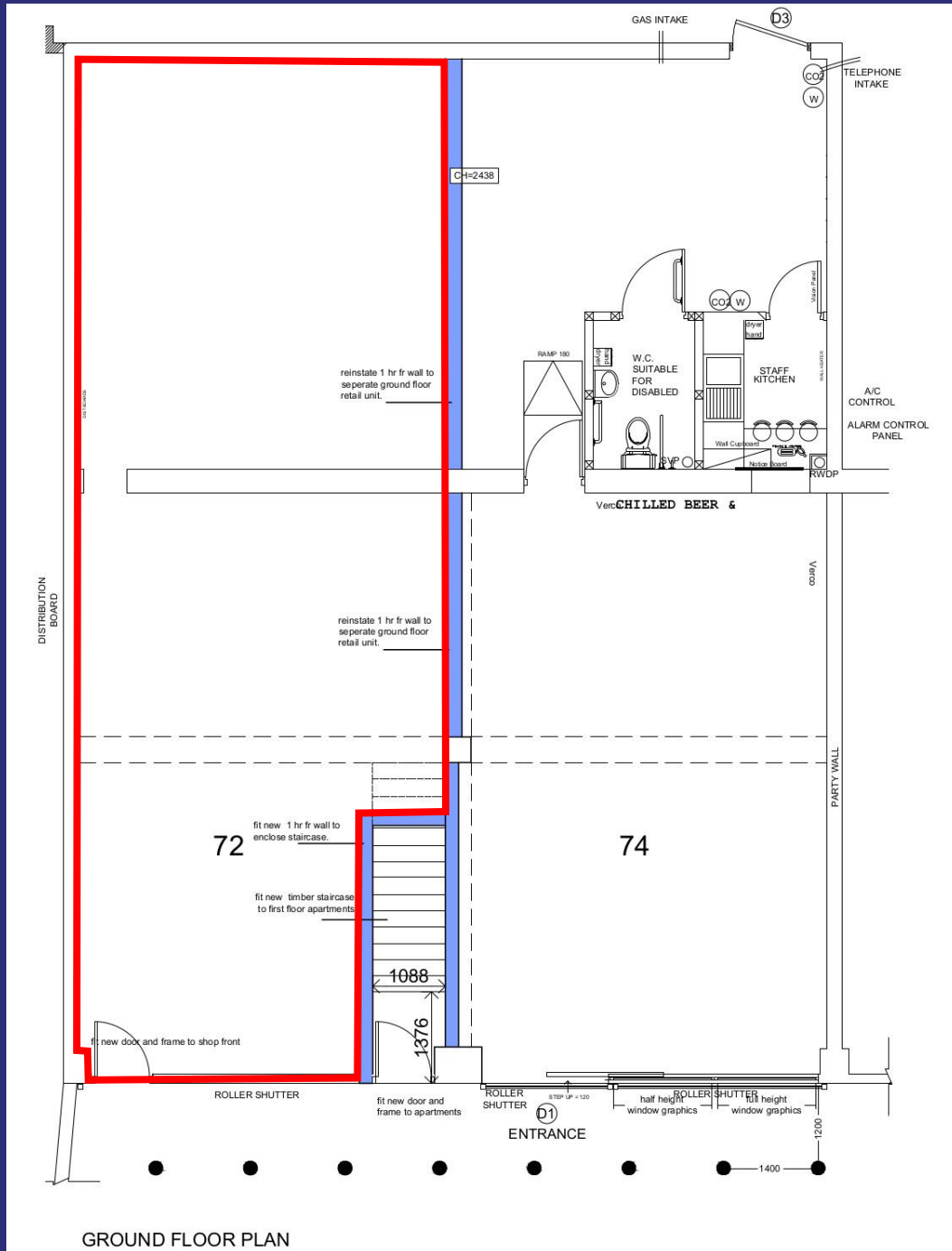
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GROUND FLOOR PLAN

For identification purposes only

### IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

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