

**MILLER HOUSE  
CHURCH ROAD  
BEBINGTON, CH63 7PH**



**TO LET**

- New retail shop to let
- Ground floor sales 141.1 sq m (1519 sq ft)
- Available Spring 2020
- Rental - £25,000 pax

**Chester**

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

**T** 01244 351212

**E** [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

**North Wales**

BA Commercial, Hanover House,  
The Roe, St Asaph, LL17 0LT

**T** 01745 330077

**W** [www.bacommercial.com](http://www.bacommercial.com)



# MILLER HOUSE CHURCH ROAD BEBINGTON, CH63 7PH

## LOCATION

The shop is located in the centre of the Bebington shopping parade on Church Road. This location is the arterial route connecting Bebington with the A41 and M53 motorway providing transport links to Liverpool and Chester/North Wales. Other occupiers include Jones Chapman and Barnados.

The property can be more readily identified from the attached plan.

## DESCRIPTION

The shop is due to be completed in Spring 2020. It will have an open plan sales area and w/c at the rear.

## ACCOMMODATION/AREAS

The property has the following approximate areas:-

Ground floor sales      141.1 sq m      (1519 sq ft)

## TENURE

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## RENTAL

£25,000 pax

## RATES

The premises will require re-assessment for Rates purposes.

## EPC

The EPC has been commissioned and is available on request.

## VAT

All prices quoted are liable to Value Added Tax.

## 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.

## 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 joint agents  
BA Commercial, Chester office: 01244 351212.  
Ref: DTFW 08/19

Email: [dan.wild@bacommercial.com](mailto:dan.wild@bacommercial.com)

Mobile: 07701 049826

Mason & Partners, 0151 2271068

**SUBJECT TO CONTRACT**

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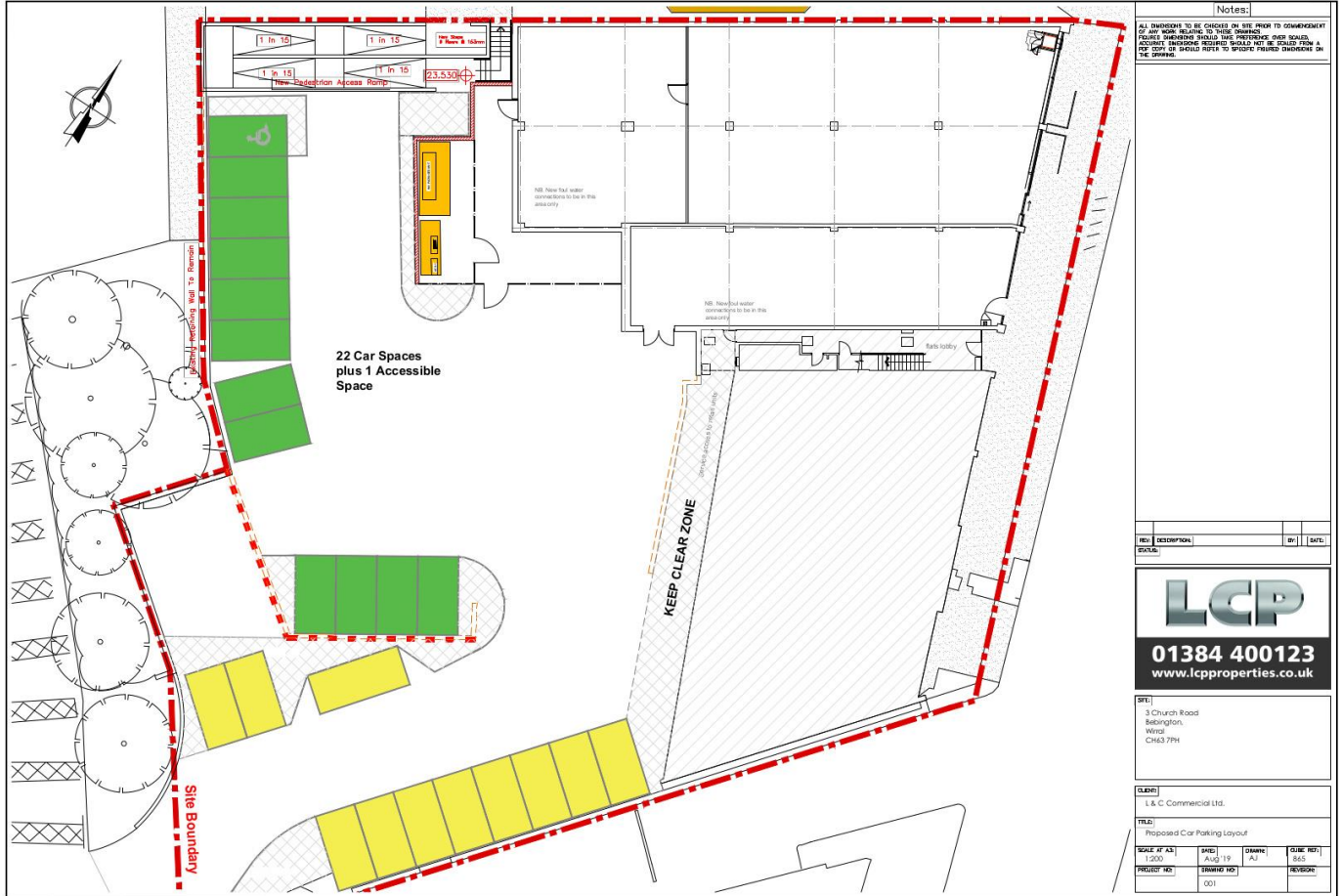
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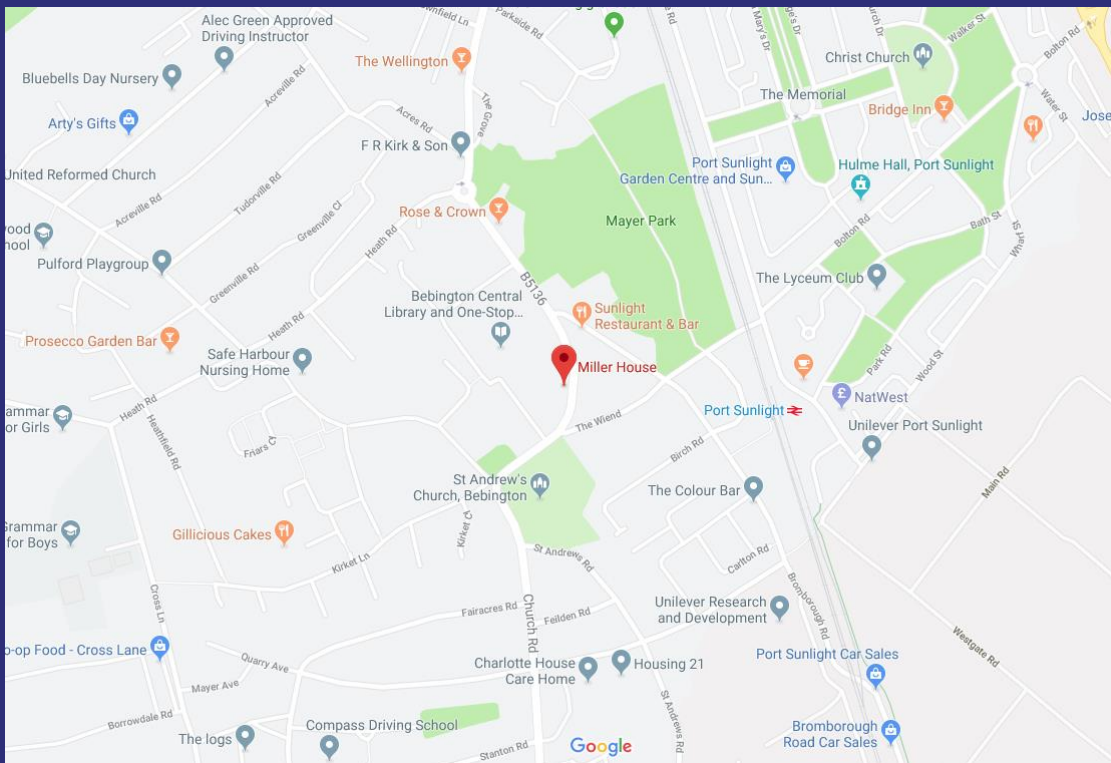
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- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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