

THE DEPOT, POWEY LANE, MOLLINGTON CHESTER, CH1 6LH



TO LET

- MOT Garage
- £12,000 per annum
- 2,384.7 sq ft (221.55 sq m)
- Available Now

Chester

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

T 01244 351212

E enquiries@bacommercial.com

North Wales

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

T 01745 330077

W www.bacommercial.com

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LOCATION

The property is located fronting Powey Lane, accessed via the southbound slipway of the North Cheshire Motorway, A5117, at the Parkgate Roundabout, providing excellent access routes to Chester, North Wales, Cheshire and the surrounding region and Motorway Network.

Occupiers in the vicinity include:

- Powey Lane Fire Station
- Four Oaks Fishery
- Rendova Farm
- Oakwood Farm Touring Park with the Foxes Tea Room & Cafe

On the southside of the Motorway there is a BP Garage, with a newly refurbished Starbucks, and the Woodside Caravan Touring Park, Chester.

The Dunkirk Trading Estate is 1.1 miles away. Occupiers here include Booker Wholesale Cash & Carry Chester, Costco, Cavendish Nuclear, DHL, Flipout and the Telford Court Office Park, as well as Ash Metal Recycling, Wirral Fuels, the Capenhurst Technology Park is circa 7 miles away.

DESCRIPTION

The property comprises a stand-alone former Depot industrial building, constructed in the early 20th Century.

The property is arranged over ground floor level with a breeze block and wooden framed structure, with corrugated metal sheet cladding, side panels and roof. The property has a manually operated sliding door onto Powey Lane, via the loading area.

Inside the property has an inspection pit for MOT servicing, as well as space for 8 car lifting ramps. The property has access to running water as well as LED lighting and an element of roof lights. The property has a 3 phase electricity supply.

ACCOMMODATION/AREAS

The ground floor of the property equates to 2,384.7 sq ft (221.55 sq m).

RENTAL

The property is available via a new lease for a term to be agreed, on tenants Full Repairing and Insuring terms, for an annual rental of £12,000 per annum.

RATES

The VOA website confirms the property has a Rateable Value of £7,000, therefore the property will be eligible for Small Business Rates Relief for incoming tenants, and interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council, Business Rates Department.

SERVICES

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

EPC

An Energy Performance Certificate is currently in the course of preparation.

VAT

All prices quoted are exclusive of but may be 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.

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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.

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.

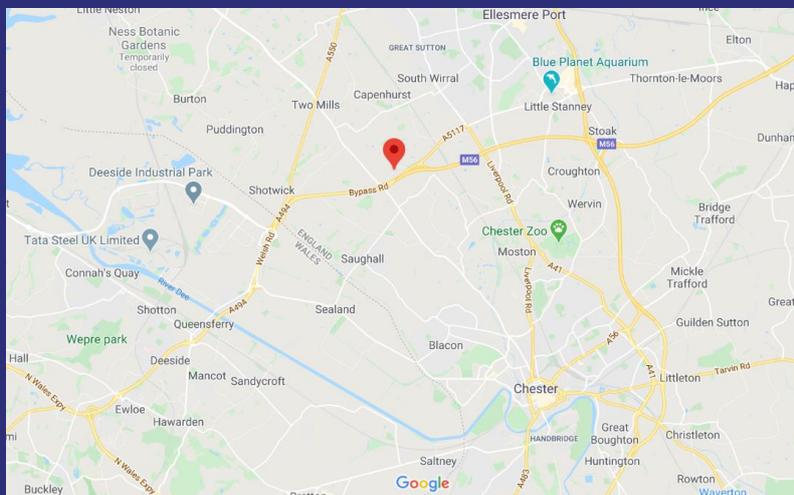
VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: Sept20

Email: robbie.clarke@bacommercial.com

07741 320910

SUBJECT TO CONTRACT



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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