

95 DICKSONS DRIVE, NEWTON, CHESTER, CH2 2BT



For Sale

- Retail Premises in popular Chester Suburban location
- Nearby Parking
- Modern Fit Out
- Freehold - £95,000
- No Rates Payable

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

Chester is a highly regarded small North West city, with excellent communication links to the surrounding region via road, rail and air.

The city is renowned as an important regional shopping centre, and has a high level of multiple retailers within a strong central area and out of town retail market.

Newton is a popular residential suburb approximately one mile to the north of the city centre, and readily accessible to Liverpool Road (A5116), one of the principle arterial routes into the centre.

The premises are within a small suburban parade which is anchored by Co Op together with an independent launderette, with free carparking at the front of the unit alongside the Bears Paw public house nearby.

DESCRIPTION

The property comprises a former Hairdressers to the ground floor with open plan facilities and a modern fit out with a single glass frontage. The Unit benefits from single w/c and kitchen facilities with both access from the front and rear.

ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Shop Floor	42.78	460.52
Kitchen / WC	5.887	63.36

PRICE

£95,000 for the Freehold

EPC

The Energy Performance Asset Rating for this property is E-104.

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

RATES

The VOA website confirms the property has a Rateable Value of £6000

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.

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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](#)

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref:Jan22

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SUBJECT TO CONTRACT

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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.



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