

TO LET

446 Chester Road

897 sq.ft

(83.3 sq.m)



M

446 CHESTER ROAD

M Chester Road
Ellesmere Port, Cheshire
CH66 3RB

Local Occupiers Include

William HILL

Domino's

DESCRIPTION

Little Sutton is a well-established and popular suburb of Ellesmere Port, with a population of approximately 65,000. It is located on the Wirral Peninsula, approximately 2 miles west of Ellesmere Port town centre, 7 miles north of Chester and 7 miles south of Birkenhead.

The area benefits from excellent connectivity, with access to Junction 5 of the M53 motorway via the A41 (Chester Road).

The property itself is positioned to the rear of Chester Road, accessed via Black Lion Lane, within Little Sutton's established local shopping area. It forms part of a busy retail parade, which notably benefits from off-street car parking to the front.

The property comprises a commercial unit suitable for a range of uses, including retail, storage, studio, or general business use (subject to planning).

The unit benefits from a roller shutter loading door, providing practical access for loading and operational use, making it particularly well-suited to occupiers requiring straightforward logistics and flexibility.

AREAS (Approx. Gross Internal)

TOTAL	897 sq.ft	(83.3 sq.m)
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RENT

Rent £9,000 +VAT.

BUSINESS RATES

Rateable Value: £4,150

SERVICE CHARGE & INSURANCE

Service Charge & Insurance: c.£1,620

ENERGY PERFORMANCE

EPC: C:53. Further information available upon request.

SERVICES

The unit comprises toilets and a kitchenette.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



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Retail Units On-Site



897 sq.ft

Unit Area



What Three Words
gates.winks.purple



SHEET ANCHOR EVOLVE

part of M'Core



Max Parekura

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Viewing

Strictly via prior appointment with the appointed agents:

Mason Partners

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