

UNIT 1, 16 DELAMERE STREET,  
WINSFORD, CW7 2LU



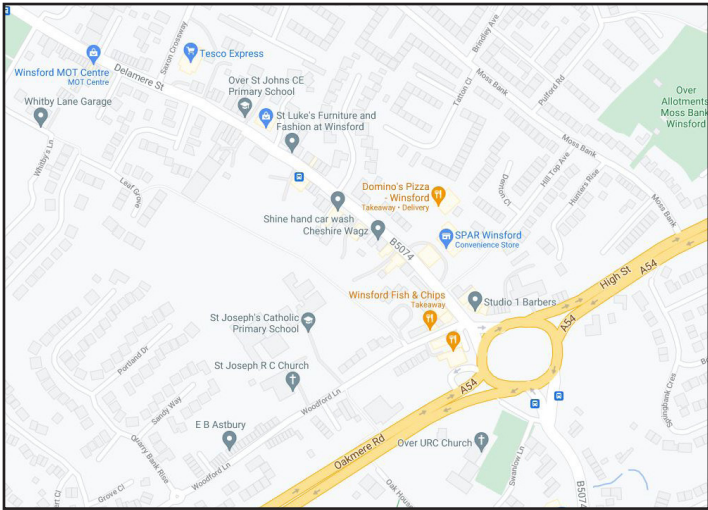
# TO LET

- High Turnover SPAR Convenience Store and SHELL Petrol Filling Station
- Unit 2 Occupied by Dominos
- Ample Car Parking
- Close to roundabout junction of A54

CONTACT HITCHCOCK WRIGHT  
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners  
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# DELAMERE STREET, UNIT 1, 16, WINSFORD, CW7 2LU



## SITUATION AND DESCRIPTION

Single storey units adjacent to Spar Convenience Store and Petrol Filling Station. Unit 2 occupied by Dominos. Unit 1 is fully fitted having aluminium framed glazed display frontages benefiting from electric shutters. The property forms part of a busy and popular Spar Convenience Store and a Shell Petrol Filling Station on the east side of Delamere Street, close to its roundabout junction with the A54, Winsford Shopping Centre and Aldi Food Store.

## ACCOMMODATION

A regular shaped unit previously fitted out as a food outlet with sales area, food prep area, DDA compliant toilet accommodation and rear store. Current configuration:

|                  |             |                     |
|------------------|-------------|---------------------|
| Sales Area       | 78 sq.m.    | 841 sq.ft. approx   |
| Food Preparation | 19.65 sq.m. | 212 sq.ft. approx   |
| Rear Store       | 71 sq.m.    | 764 sq.ft. approx   |
| Total Net Area   | 181 sq.m.   | 1,948 sq.ft. approx |

## SERVICES

The premises benefit from 3 phase electricity supply, mains water, with gas available on site (will require a connection and meter).

## LEASE TERMS

The premises are available by way of a new lease drafted on tenant's full repairing and insuring terms for a period of 10 years.

## RENT

Initial rent of £22,500 per annum exclusive of outgoings, VAT and uniform business rates.

## EPC

Certificate Number: 0482-0988-0699-5445-5519

Energy Rating: B

## UNIFORM BUSINESS RATES

The VOA Website confirms the Rateable Value of the unit as £20,750. Small Business Rates Relief maybe available to qualifying occupiers. Interested parties should make their own enquiries with Cheshire West and Chester Council.

## PLANNING

The premises will fall under the revised Use Classes Order E and will be available for any use falling within this category.

## VAT

All the figures quoted are exclusive of, but may be subject to VAT.

## LEGAL COSTS

Each party to be responsible for its own legal costs and any stamp duty incurred in the transaction.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

## VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker, Hitchcock Wright & Partners.

Tel: 0151 227 3400  
Email: johnbarker@hwandp.co.uk  
Details Prepared May 2021

Subject to Contract

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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