

PRINCES ROAD, ELLESMERE PORT, CHESHIRE, CH65 8EW

£1,400 PCM

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Spacious workshop with high ceilings, dual roller shutter access, vehicle lift, ancillary storage, secure gated yard and ample parking facilities.

ABC Property Shop
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The property comprises a spacious and versatile workshop with generous ceiling heights and roller shutter access to both the front and side elevations, facilitating convenient vehicular access. The unit benefits from an existing vehicle lift, making it particularly suitable for automotive-related occupiers. Internally, the accommodation features a durable concrete floor, strip lighting and partitioned areas suitable for ancillary storage, office accommodation or other operational requirements.

Externally, the property benefits from a substantial, secure concrete yard, providing ample space for vehicle parking, loading, unloading and manoeuvring. The site is accessed via gated entry, offering enhanced security and controlled access.

Some images may be digitally edited, virtually staged, or AI-enhanced for marketing purposes. They are intended as a guide only and may not accurately represent the property's current condition. Prospective applicants should verify all details through their own inspection.

Property Viewings

Our adverts include photos, descriptions and, where available, video tours and floor plans. After reviewing the advert, please contact us to arrange a viewing.

We will ask a few qualifying questions about your business and intended use of the property before confirming an appointment.

Due to demand, viewings may be conducted alongside other interested parties.

Following the viewing, the agent will provide details on how to proceed with an application.

Application Process

All applicants (businesses or individuals) must complete a registration of interest form for initial review.

If shortlisted, you will be invited to complete a full application via our referencing partner. This may include:

* Business details and trading history
* Director/owner information
* Financial accounts and/or projections
* Proof of identity and address (for directors)

All required documents must be submitted at application stage. Incomplete applications will not be processed.

Application Fee

A non-refundable application fee of £250 + VAT is payable upon submission of your full application.

This fee covers administrative costs, referencing, and due diligence checks. The application will not be processed until payment is received.

Guarantors

A guarantor will be required. Guarantors will be jointly and severally liable for all obligations under the lease, including:

* Rent and any arrears
* Repair obligations (where applicable)
* Breach of lease terms
* Associated legal or recovery costs

Guarantors must complete an application and demonstrate sufficient financial standing. As a guide, this is typically assessed relative to the lease commitments.

Offer & Agreement

If your application is successful, we will issue Heads of Terms outlining the agreed commercial terms.

Subject to agreement:

* Legal representatives will be instructed
* A formal lease will be prepared
* Any agreed conditions (e.g. break clauses, rent-free periods) will be documented

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Costs & Payments

Prior to completion, you will typically be required to pay:

* Rent in advance (usually quarterly unless agreed otherwise)
* Deposit (amount subject to negotiation, often 3-6 months' rent)
* Legal fees (each party responsible for their own costs unless agreed otherwise)

All payments must be made in cleared funds prior to completion.

Business Rates, Utilities & Insurance

The incoming tenant will be responsible for:

* Business rates (subject to any applicable reliefs)
* Utilities and service charges (where applicable)
* Insurance for the commercial unit, details of which will be confirmed at the point of application

Prospective tenants should make their own enquiries with the local authority regarding rateable value and any available reliefs.

Use of Property

The proposed use must comply with planning and permitted use classes. It is the applicant's responsibility to ensure the property is suitable for their intended business use.

Your Details (GDPR)

For enquiries and applications, your data will be handled in accordance with data protection legislation and retained only as necessary for processing your application and associated checks.

Anti-Money Laundering (AML)

In line with regulations, we are required to carry out identity and source of funds checks on all applicants and, where applicable, directors and beneficial owners.

Disclaimer

Property details are provided in good faith as a general guide and do not form part of any offer or contract.

Prospective tenants should rely on their own enquiries and professional advice. Neither the agent nor its staff are authorised to make or give any representations or warranties in relation to the property.

Electricity supply: Mains
Water supply: Mains
Sewerage: Mains



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