



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

## The Cross, Neston, Cheshire CH64 9UB

£1,500 PCM

 null Bedroom
  null Reception
  null Bathroom
 

\*\*\* Prime Location on Neston Cross - Unique & High Specification Finish - 1245 Square Foot \*\*\*

Hewitt Adams is delighted to offer TO LET this stunning commercial property in the heart of Neston Town Centre.

The property is very quirky and unique with an industrial style high end finish which would suit a variety of uses subject to the usual planning consents.

The property is split over three floors and the whole building is included within the rental which is the owners preference, however the floors could be split and the rent apportioned accordingly.

The ground floor has a fantastic shop window and sales rear with a rear office, Kitchen, WC and access to a small rear Yard. The first floor has two Offices, WC and small Kitchen area. The second floor is one open plan space.

\*The owners have advised us there are no current business rates, we advise you to make your own checks prior to committing to a lease.

Please call Hewitt Adams today on 0151 342 8200 to arrange a viewing.

## Ground Floor

Intercom access.

### Office/Sales Front

26'07x10'05 (8.10mx3.18m)

Large feature shop window to the front elevation, staircase to the first floor, electric heater, exposed brick wall, exposed floor boards, various feature lighting, polished concrete breakfast bar, steps leading into the rear office.

### Rear Office 1

10'06x9'09 (3.20mx2.97m)

Glazed partition, electric heater, exposed floor boards, various feature lighting, window to the side elevation, glazed partition to separate the two spaces.

### Rear Office 2

6'09x4'07 (2.06mx1.40m)

Exposed floor boards.

### Kitchen

7'07x6'08 (2.31mx2.03m)

Base units with work tops, inset sink and drainer with mixer tap, tiled splash back, tiled flooring, space for a free standing under counter fridge. Access to the rear Yard.

### WC

WC, wash basin with tap, tiled floor.

### First Floor Landing

Intercom access, electric heater, exposed brick wall, exposed floor boards, various feature lighting, Kitchen area with sink, drainer, mixer tap and a display log burner style fire. Staircase to the second floor.

### Office 1

15'11x10'10 (4.85mx3.30m)

Two windows to the rear and two to the side elevation, electric heater, exposed brick wall, exposed floor boards, various feature lighting.

### Office 2

Window to the front elevation, electric heater, exposed brick wall, exposed floor boards, various feature lighting.

### WC

WC, wash basin with mixer tap, tiled splash back.

## Second Floor

### Office 3

Window to the front and rear elevation, electric heater, exposed brick wall, exposed floor boards, various feature lighting.

