



TO LET

Unit 2 Caldley Valley Retail Park, Caldley Valley Road, Chester, CH3 5PR

Large retail park premises
8,722 sq ft (810.26 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises a mid terrace retail unit and benefits from:

- Adjacent to soon-to-open Lidl food store, Pets at Home and Sainsbury's superstore
- Popular established retail park
- 6,465 sq ft sales area
- Adjacent to A55 with excellent road links

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sq m	GIA sq ft
Ground Floor Retail	600.58	6,465
Vestibule	12.54	135
GF Rear Store	93.20	1,003
FF Storage/Plant	103.94	1,119
TOTAL	810.26	8,722

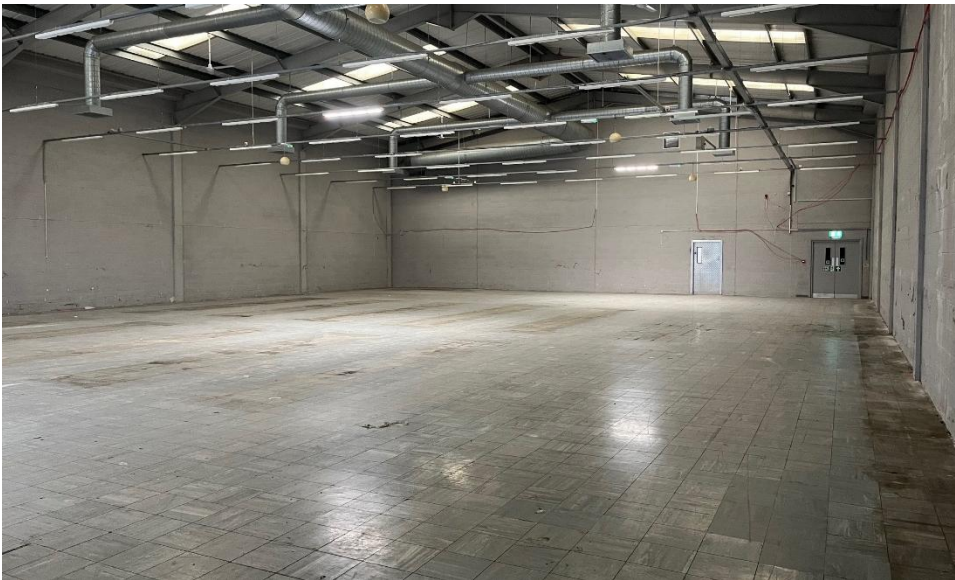
Terms

The property is available leasehold.

Rent

The rent is £115,000 per annum plus VAT.





Business Rates

Details available upon request.

Service Charge

The Estate is maintained to a high standard and a service charge is levied.

Energy Performance Certificate

The property is undergoing an EPC check.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

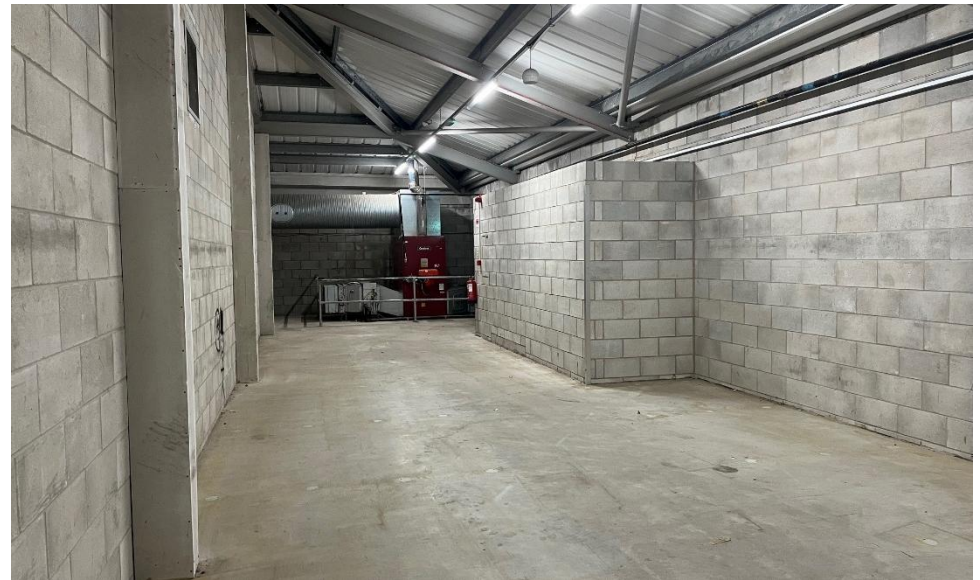
All terms will be subject to VAT at the prevailing rate.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

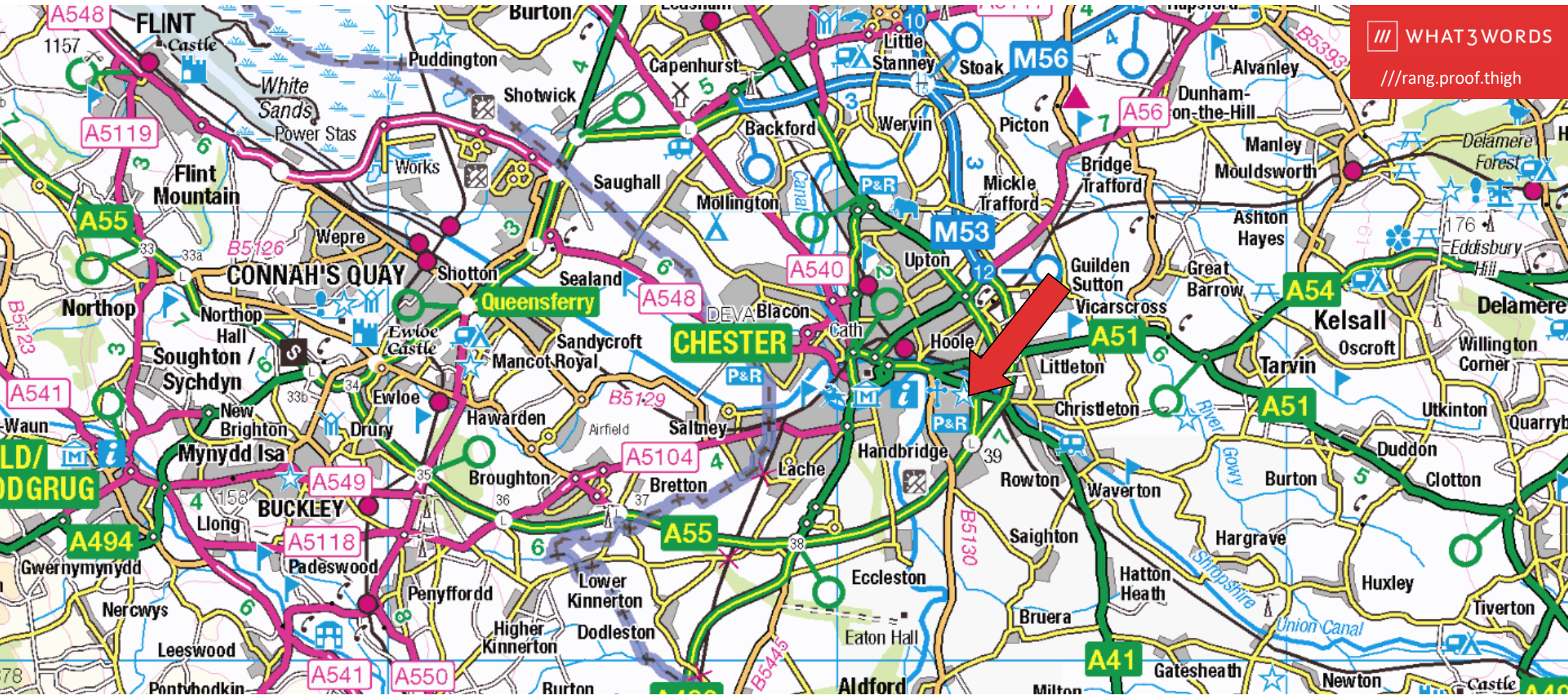




Location

Caldý Valley Retail Park is located to the east of Chester.

Chester is the county town and administrative capital of Cheshire, located 20 miles south of Liverpool and 12 miles north east of Wrexham.



Contact:



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MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

DATE PREPARED: **DECEMBER 2025**



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