

➤ ENTER



# DEEVIEW

TRADE PARK

PHASE 1 - LAST UNIT AVAILABLE

PHASE 2 - BUILD TO SUIT

TO LET NEW BUILD TRADE COUNTER UNITS



**CHESTER'S PREMIER  
TRADE COUNTER  
LOCATION**

FROM **4,102 SQ FT - 20,000 SQ FT** 381.1 SQ M - 1,858.1 SQ M

BUMPERS LANE CHESTER CH1 4LT



## TO LET NEW BUILD TRADE COUNTER UNITS

### DESCRIPTION

Dee View Trade Park sits alongside Dee View Business Park and together make up Dee View Business & Trade Park. The new units are built to the following high specification:-

- Portal frame construction
- Insulated cladding to the upper elevations and roof above block/brickwork
- Roof lights
- Feature glazed entrance
- Floor Slabs designed for a Uniformly Distributed Load of 30kN/m<sup>2</sup>
- Electrically operated up & over sectional loading door
- Eaves height of 6.1m
- W.C. facilities
- Good parking provision
- Well landscaped environment



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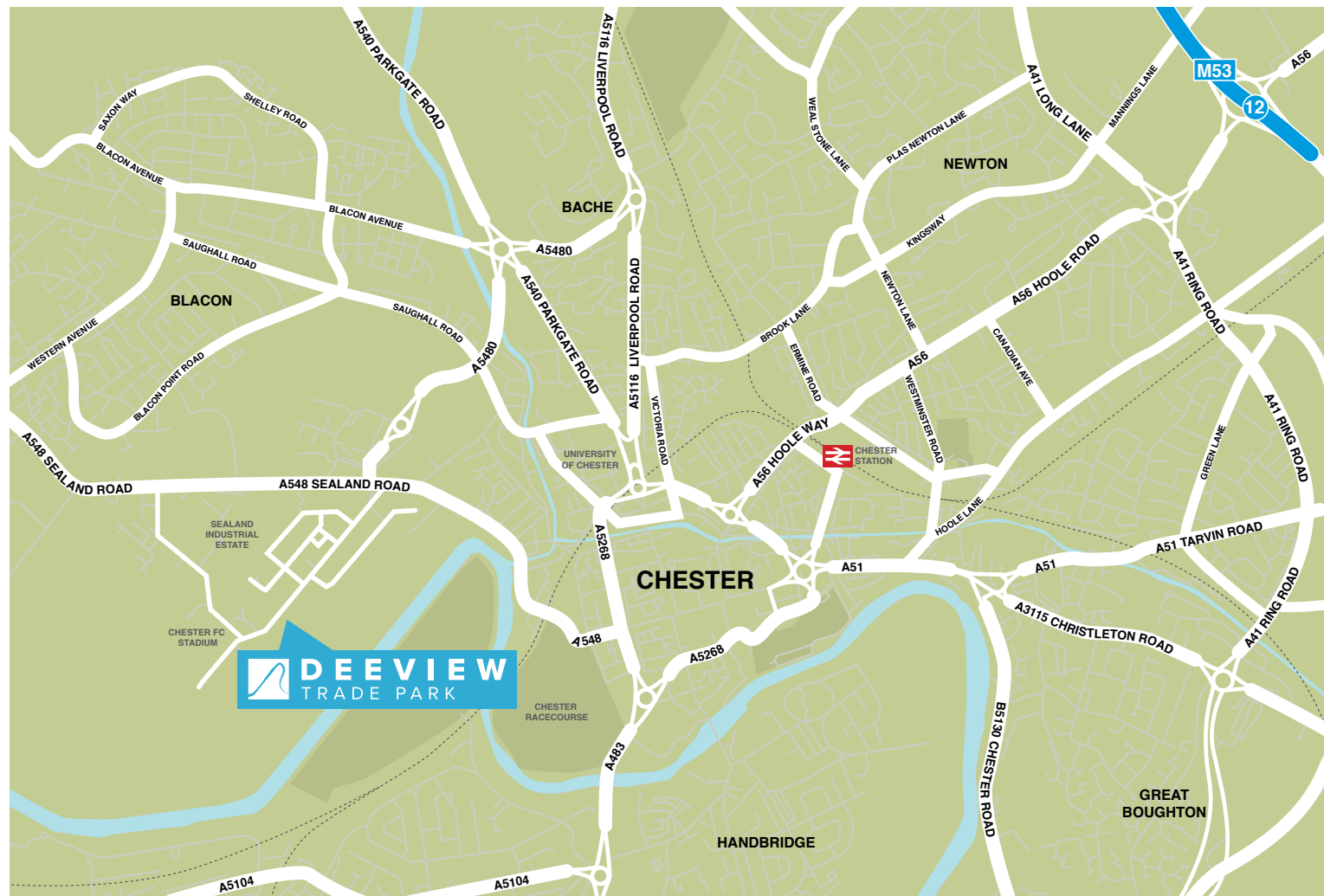
## TO LET NEW BUILD TRADE COUNTER UNITS

### LOCATION

Dee View Trade Park occupies a prominent position on Bumpers Lane close to Chester Football Club's Deva Stadium in the heart of the Sealand Industrial Estate. Bumpers Lane is recognised as the premier location for Trade Counter operators in the Chester area with existing occupiers including Plumbase, Screwfix, Toolstation, Topps Tiles, Brandon Hire, Tile Giant and Arco.

The development sits close to a number of car showrooms including Fiat, Citroen, Alfa Romeo and Jeep.

Chester City Centre is approximately 1 mile to the East accessed via Sealand Road (A548) which is particularly popular with the motor trade and out of town retail parks.



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[DESCRIPTION](#)  
[LOCATION](#)  
[AERIAL](#)  
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[SITEPLAN](#)  
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# DEEVIEW

TRADE PARK

- |                               |                          |
|-------------------------------|--------------------------|
| 1 VOLKSWAGEN                  | 14 GOLF DEPOT/DULUX      |
| 2 VOLVO                       | DECORATING CENTRE        |
| 3 ROYAL MAIL                  | 15 JOHNSTONES DECORATING |
| 4 ENTERPRISE                  | CENTRE                   |
| 5 CHESTER FOOTBALL CLUB       | 16 SCREWFIX              |
| 6 BIG YELLOW SELF STORAGE     | 17 TOOL STATION          |
| 7 CALDER INDUSTRIAL           | 18 WICKES                |
| MATERIALS                     | 19 BMW                   |
| 8 B&Q                         | 20 PEUGEOT               |
| 9 GOALS SOCCER CENTRE         | 21 GREYHOUND RETAIL PARK |
| 10 EUROCARTPARTS              | 22 STOKERS FURNITURE     |
| 11 CHESTER HOUSEHOLD          | 23 ALDI                  |
| RECYCLING CENTRE              | 24 TESCO                 |
| 12 THRIFTY CAR AND VAN RENTAL | 25 CHESTER RETAIL PARK   |
| 13 EUROPCAR                   | 26 FTS HATSWELL          |

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**UNIT C**



**UNIT C**



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### MASTERPLAN



### ACCOMMODATION

The units comprise a gross internal area of:

UNIT	SQ FT	SQ M	RENT (p.a.)	RATEABLE VALUE	AVAILABILITY
A	4,185	388.81	-	-	LET TO STEVENSWOOD WINDOWS
B	4,191	389.37	-	-	LET TO CAPITAL HAIR & BEAUTY
C	4,176	387.95	£33,400	£22,250	AVAILABLE
D	4,174	387.77	-	-	LET TO ECLECTIC LIFESTYLE
E	4,178	388.14	-	-	LET TO ECLECTIC LIFESTYLE

### PHASE TWO

Phase 2 units from 10,000 - 20,000 sq ft.

### ENERGY PERFORMANCE CERTIFICATE

An EPC will need to be commissioned following Tenant's fit out.

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## TO LET NEW BUILD TRADE COUNTER UNITS



### CODE FOR LEASE 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.

## FUNDED THROUGH THE PROPERTY REINVESTMENT PROGRAMME, CHESHIRE WEST AND CHESTER COUNCIL

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. November 2022. RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk).

### PLANNING

The units are suitable for E(g) and B8 uses including trade counter. Consent for 10% sales area.

### TENURE

Available To Let on new full repairing and insuring leases for a term to be agreed.

### SERVICE CHARGE

A service charge will be applicable for the maintenance of the common areas. All terms subject to VAT at the prevailing rate.

### VAT

All terms subject to VAT at the prevailing rate.

The property is situated within the West Chester Commercial Business Improvement District (BID).

Occupiers within the BID Area contribute towards a Bid Levy, which raises circa £100,000 per annum until 2027. The cost of the levy (paid annually) is equivalent to a daily cost of between £0.55 and £4.79 depending on the size of the premises.

This funding is ring fenced and spent by the business community on projects and services that support the trading environment, these include security and crime prevention initiatives, image enhancements, business support programmes, including free training for the Estates employees.

Further information can be found at [www.westchesterbid.co.uk](http://www.westchesterbid.co.uk)



### CONTACT

Strictly by prior appointment with the sole letting agents Legat Owen:-

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 **Cheshire West and Chester**

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