

SUPERBLY LOCATED SHOP/OFFICE TO LET (294 SQFT SALES AREA)

**71B HIGH STREET
TARPORLEY
CW6 0DP**



LOCATION

The established affluent Cheshire village of Tarporley is 10 miles East of Chester. It's village centre comprises of High Street on which this property sits, at the junction with Park Road.

It is adjacent to **Cavendish Ikin**, opposite **Cheshire Lamont** and close to **Co-op Convenience Store**.

£15,000 pa, payable quarterly in advance.

RENT

DESCRIPTION

The shop has been recently fully re-fitted, including full suspended ceilings, with air conditioning unit, new central heating system etc. It has the following approx areas:

| | | |
|----------------|---------------------|------------|
| Frontage | 11 ft 8 | 3.5 m |
| Internal Width | 9 ft 9 | 3.0 m |
| Depth | 27 ft 8 | 8.4 m |
| Net Sales Area | 294 sq ft | 27.31 sq m |
| w.c./ancillary | 68 sq ft | 6.34 sq m |
| Basement | (no current access) | |

| | |
|-----------------|--------|
| Rateable Value: | £7,900 |
| Rates Payable: | £3,618 |

RATES

Interested parties are advised to make their own enquires with the Local Authority ☎ **0300 123 7023**.

Each party to be responsible for their own legal costs.

COSTS

Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

VAT

An Energy Performance Certificate (EPC) is available from the Agents on request.

EPC

LEASE

The property is to be let by way of a new full repairing and insuring Lease, for a term to be agreed.

01244 345600

Strictly by appointment through the Joint Agents.

Tim Kenney / Tim Courage (kenneymoore)

☎ 01244 345600

✉ tim@kenneymoore.co.uk

✉ timc@kenneymoore.co.uk

OR

Brownstones Asset Management

Chris McGarrigle

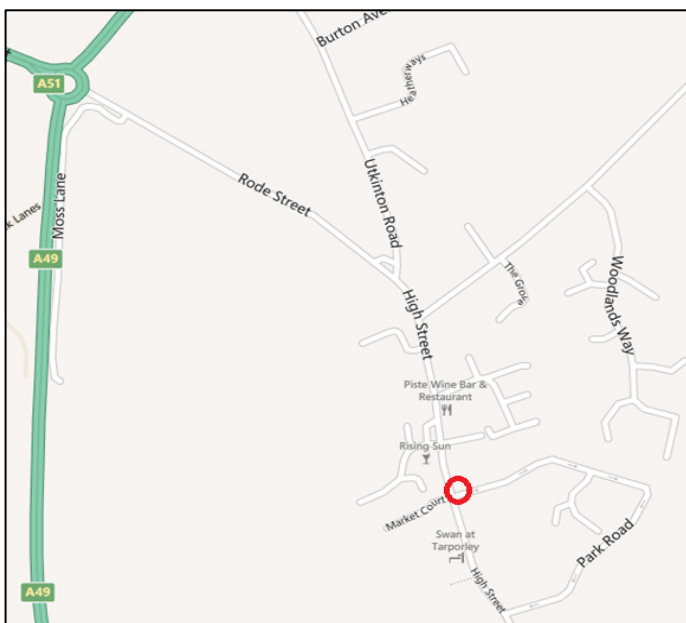
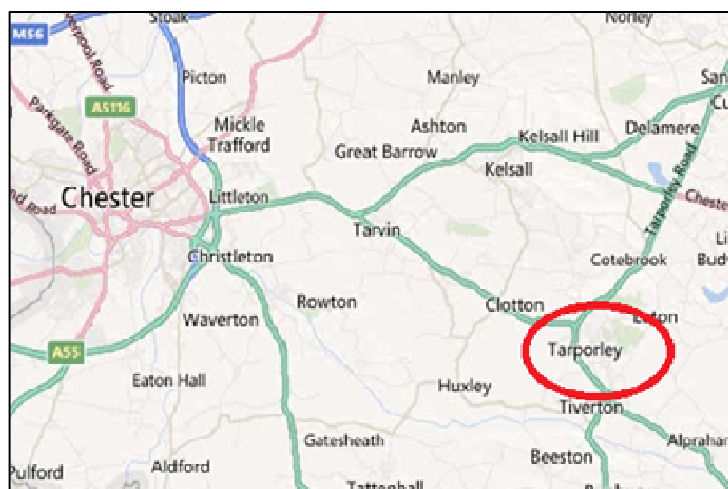
☎ 07969 580167 / 0161 408 2118

✉ chris@brownstones.co.uk

Subject to Contract

14.9.12

VIEWING



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.