

# TO LET



RogerHannah

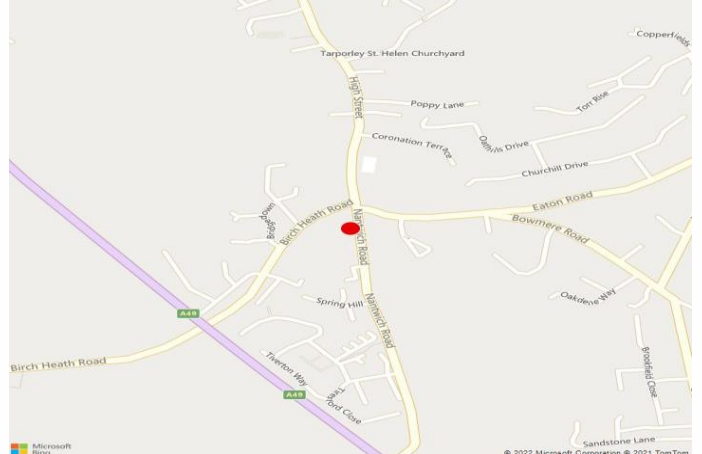


2 Nantwich Road, Tarporley, Cheshire, CW6 9UW

Prominent Affluent Village Location  
678 Sq Ft (62.99 Sq M)

- Open Plan Modern Fit Out
- Flexible Terms
- Main Road Frontage





## Location

The property is located in an excellent position in the heart of Tarporley, which is an affluent village 11 miles south of Chester with a mixture of local and national businesses.

## Description

The shop comprises ground floor sales with a kitchen and w/c and rear store. There is also sealed upper floors. The property was occupied by Coral Bookmakers who are still holding the lease.

## Accommodation

The shop has the following approximate areas:

Ground floor 63 sqm 678 sq ft  
FF not measured.

## Asking Rent

£16,500 pa

## Business Rates

The VOA website confirms the property has a Rateable Value of £14,500.

Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council, Business Rates Department 0300 1237023.

## EPC

An EPC has been commissioned and is available on request. The property achieves a Grade C - 74 rating.

A full copy of the Energy Performance Certificate is available upon request from the agents.

## VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

## Legal Costs

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

## Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

### Dan Rodgers

E: danrogers@roger-hannah.co.uk

## Date of Preparation

04 February 2022