

TO LET



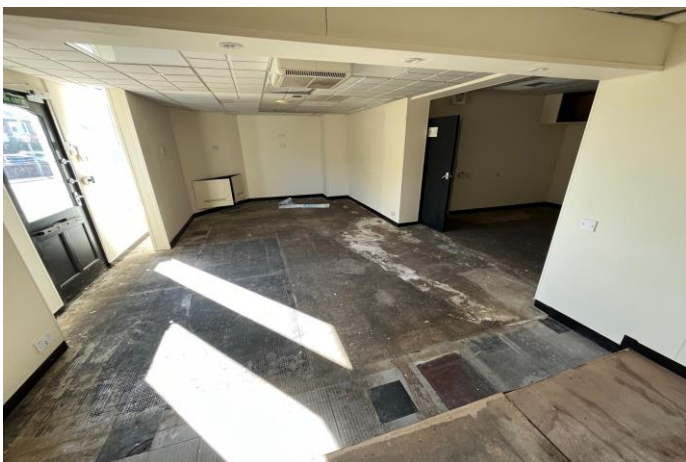
RogerHannah

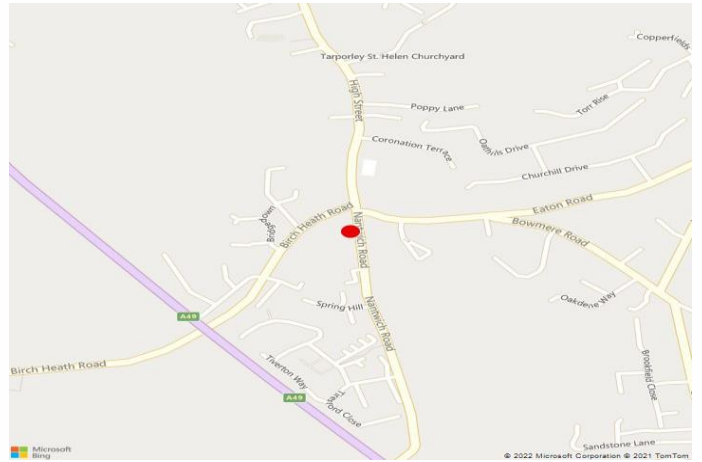


2 Nantwich Road, Tarporley, Cheshire, CW6 9UW

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

09 December 2024