

**FOR SALE/TO LET**

**AGENCY**



[www.ps2-digital.co.uk](http://www.ps2-digital.co.uk)

**63 HIGH STREET  
TARVIN, CHESHIRE CH3 8EE**

**730.36 SQ M (7,762 SQ FT)  
0.30 HECTARES (0.76 acres)**

- Office building suitable for refurbishment/redevelopment
  - Convenient for Chester and Manchester
  - Extensive car parking
  - Freehold

**Edward  
Symmons**

**0151 236 8454**

[www.edwardsymmons.com](http://www.edwardsymmons.com)



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**LOCATION**

The property is located fronting High Street in the centre of Tarvin lying approximately 7 miles east of Chester and some 30 miles to the west of Manchester. The A54 gives easy access to the motorway network (M53, M56 and M6).

**ACCOMMODATION**

The property comprises a substantial, predominately two storey, office which has been extended in three further sections to the rear and provides a mixture of open plan and cellular offices with kitchen and WC facilities and basement storage.

The offices are heated by way of a mixture of gas fired and electric heating with some offices benefitting from full suspended ceilings.

Externally there is an extensive tarmacadam car park providing in excess of 60 spaces.

**FLOOR AREA**

We have measured the offices on a net internal area basis and calculate the following areas:-

Offices	730.36 sq m	(7,762 sq ft)
Kitchen	9.2 sq m	(99 sq ft)
Ground floor stores/ boiler room	7.93 sq m	(86 sq ft)
Basement stores	9.62 sq m	(104 sq ft)
<b>Total</b>	<b>757.11 sq m</b>	<b>(8,051 sq ft)</b>

**TENURE**

We understand the property is held freehold and free from chief rent.

**PRICE/RENTAL**

On application to the sole agents.

**BUSINESS RATES**

The property is entered into the 2005 Rating List as follows:-

Description: Offices and Premises

Rateable Value: £53,000

The Uniform Business Rate for 2009/10 is £0.485.

**COSTS**

Each party will be responsible for their own legal costs incurred in the transaction.

**VAT**

All prices are quoted exclusive of but maybe liable to VAT at the prevailing rate.

**FURTHER INFORMATION**

For further information or to view please contact Robert Diggle or Paul Parker:

Tel: 0151 236 8454  
 Fax: 0151 236 6679  
 Email: robert.diggle@edwardsymmons.com  
 paul.parker@edwardsymmons.com

**5 St Pauls Square, Liverpool L3 9SJ**

Misrepresentation Act 1967

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