

FOR SALE/TO LET

AGENCY



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**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**

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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)
Total	757.11 sq m	(8,051 sq ft)

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:

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