

# 36A HIGH STREET TARVIN, CH3 8EE



## TO LET

- Shop premises
- 60 sq m – 645 sq ft
- Excellent position in the heart of Tarvin

### Chester

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

### North Wales

BA Commercial, Hanover House,  
The Roe, St Asaph, LL17 0LT

T 01745 330077

W [www.bacommercial.com](http://www.bacommercial.com)

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## LOCATION

The property is located in an excellent position in the heart of Tarvin, which is an affluent village 6 miles east of Chester with a mixture of local businesses. The location can be more readily identified from the attached plan.

## DESCRIPTION

The shop comprises ground floor lock up shop with sales area with kitchen, WC and storage.

## ACCOMMODATION/AREAS

The property has the following approximate areas and dimension:

Ground Floor Sales	41.25 sqm	444 sqft
Kitchen	10.04 sqm	108 sqft
Store	8.7 sqm	93 sqft

## RENTAL

£12,000 pa

## SERVICE CHARGE

A service charge is payable to cover the landlords apportioned running costs and insurance, further details available on request.

## TENURE

The property is to be let on a new effectively full repairing and insuring lease, subject to upward only rent reviews.

## RATES

Verbal enquiries of the Local Authority indicate the property has a rateable value of £6,500pa.

## EPC

An EPC has been commissioned and is available on request.

## VAT

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

## LEGAL COSTS

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

## AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

## VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.

Ref: DTFW 04/03/19

Email: dan.wild@bacommercial.com

**SUBJECT TO CONTRACT**

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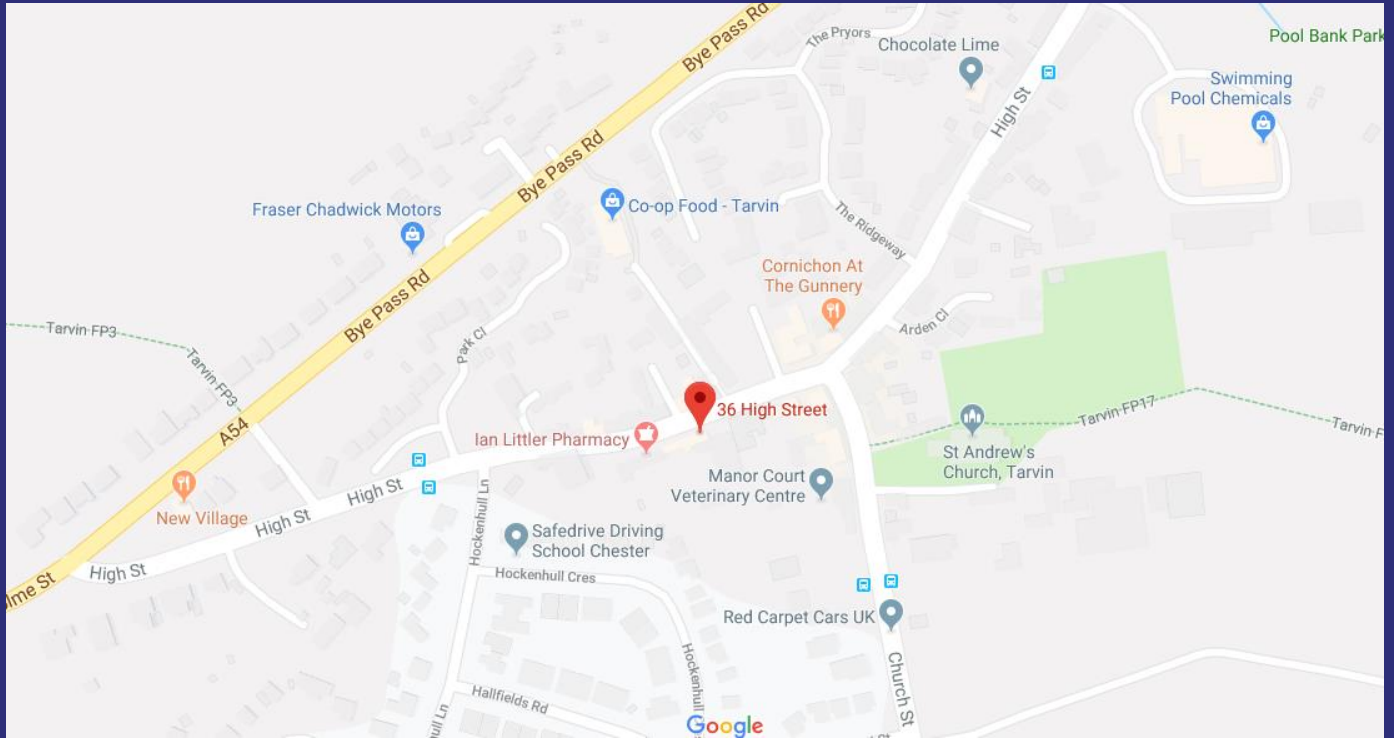
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## IMPORTANT NOTICE

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