

# TO LET

**LegatOwen**  
CHARTERED SURVEYORS  
**01244 408200**  
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## Wright House, 67 High Street, Tarporley, CW6 0DP

FIRST FLOOR OFFICES AT FRONT OF  
BUILDING - SUITE 1

**970 SQ FT**

**(90 SQ M)**

PROMINENT VILLAGE CENTRE  
LOCATION

REFURBISHED TO A HIGH STANDARD  
NO VAT



## DESCRIPTION

Wright House is situated in the centre of Tarporley on the High Street, a short distance from Wright Manley estate agents.

The first floor provides 5 self contained office suites and on the ground floor are Bottega (clothes shop), Soul Hair (hairdresser) and The Coast (Restaurant)

The suite is undergoing refurbishment and will provide a high end modern space offering a large open plan office area with reception and several windows providing excellent natural light. The suite is at the front of the building and has attractive views over the High Street and has shared use of a kitchen as well as communal male and female WC's.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition):-

970 sq ft                      90 sq m

## RENTAL

The quoting rental is £12,000 per annum for the entire suite. On the basis of a three year commitment.

## SERVICE CHARGE

The service charge for the entire suite is approximately £3,000 and includes:-

- Building Insurance
- Cleaning of communal area's/WC's/Kitchen
- Maintenance of the building and the internal common parts of the first floor
- External window cleaning
- Water consumption
- Management cost
- Fire alarm - maintenance and testing
- First floor consumables
- Fire precautions

## USE

The premises are for office use only.

## PLANS/ PHOTOGRAPHS

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

## VAT

VAT is not payable.

## LEGAL COSTS

Landlord legal costs to split between equally between both parties.





## BUSINESS RATES

The vacant suite has a rateable value of £8,000. Therefore, the rates payable are approximately £4,000.

An occupier may benefit from 100% small business rates relief.

## EPC

An energy performance certificate is in the process of being prepared and will be made available to interested parties

## CAR PARKING

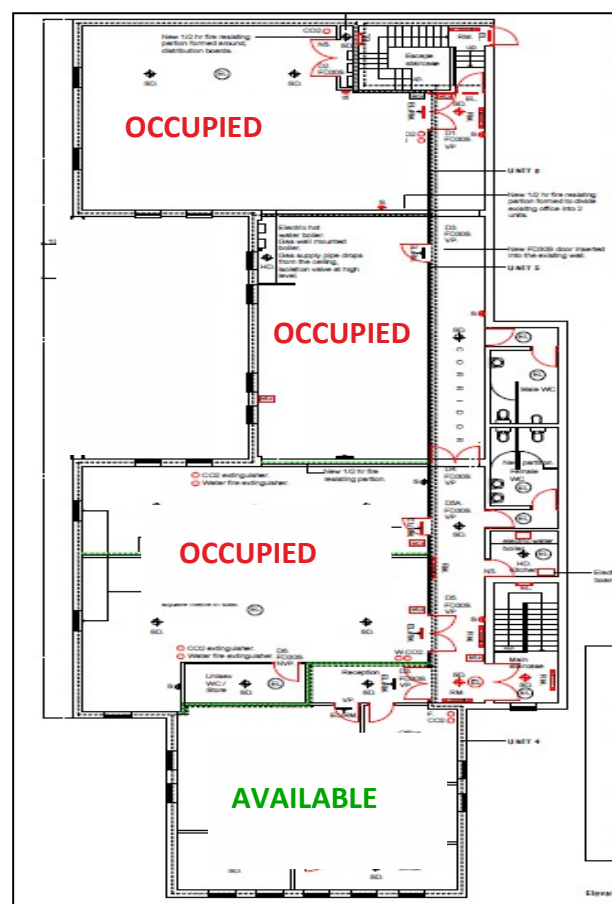
Extensive public car parking is available in the near vicinity, particularly behind the pub opposite the property.

## VIEWING

By prior appointment with the retained agents Legat Owen and Wright Marshall.

Will Sadler - Legat Owen - 01244 408 219

Miles Lewis - Wright Marshall - 01606 41318



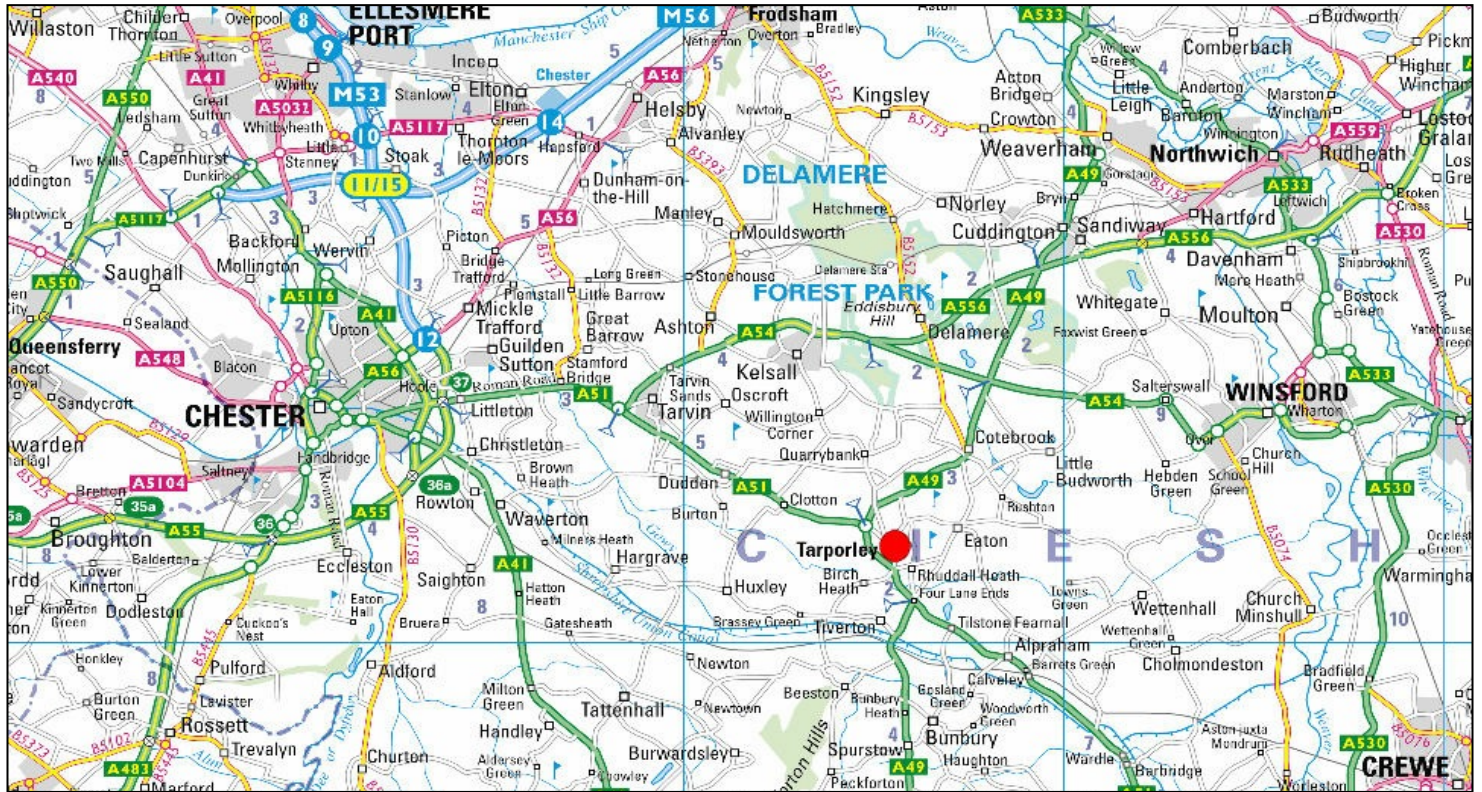
## INDICATIVE PHOTO





## LOCATION

Tarporley is bypassed by the A49 and A51 roads and Wright House is situated in the heart of the picturesque Town Centre.



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April, 18 **SUBJECT TO CONTRACT**