

# 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.

To the rear of the property is an area of concrete hardstanding that can be enjoyed by the shop tenant.

## ACCOMMODATION/AREAS

The property has the following approximate areas and dimension:

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

## RENTAL

£8,700 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: DW Nov19 Rev

Email: [dan.wild@bacommercial.com](mailto:dan.wild@bacommercial.com)

**SUBJECT TO CONTRACT**

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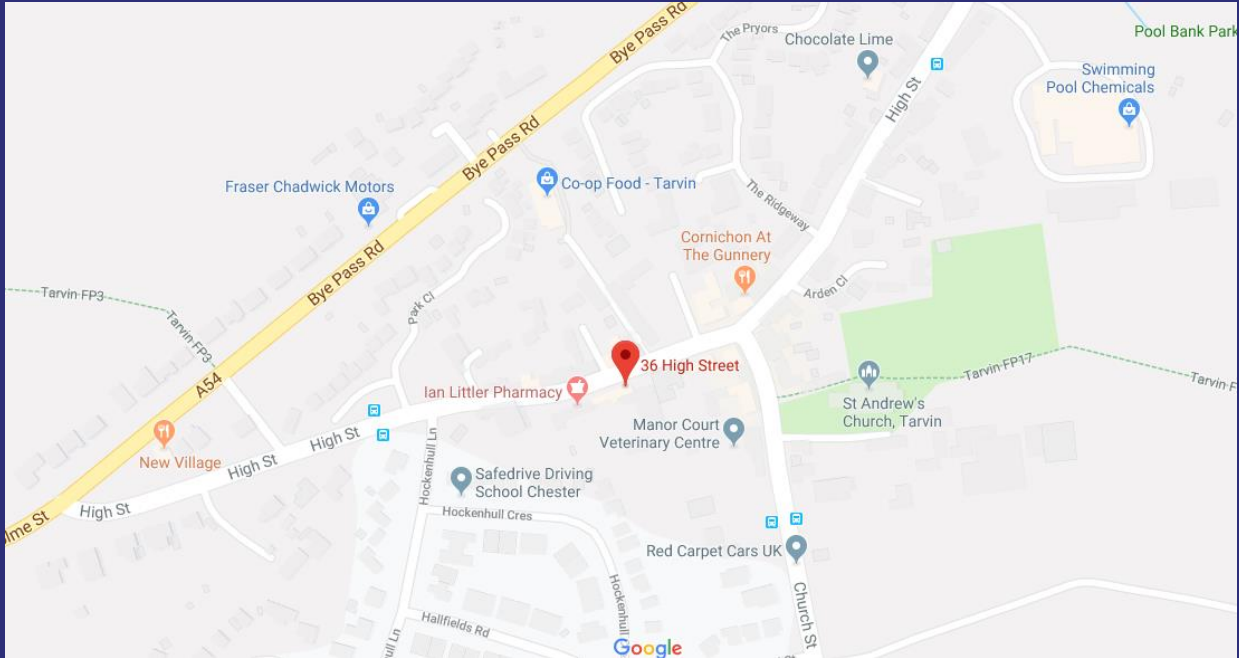
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