

FOR SALE

LegatOwen
CHARTERED SURVEYORS

01270 621001
www.legatowen.co.uk



75 High Street, Tarporley. CW6 0AB

RESIDENTIAL/COMMERCIAL PREMISES WITH
REDEVELOPMENT POTENTIAL
(Subject to Planning)

SITUATED IN A PRIME LOCATION ON TARPORLEY HIGH
STREET

LOCATION

The property is located on the High Street in the centre of Tarporley which is a large Cheshire village situated approximately mid way between Chester and Nantwich. It is by-passed by the A49 which leads north to Warrington and joins up with the A51 leading to Chester to the west. The premises has been in the same ownership since 1941 and has been operated as a retail outlet for domestic appliances by J Blagg and sons since 1981.

Due to the recent closing down of the business the property it is now available for sale with vacant possession. The premises are located directly opposite The Swan Hotel and there is a mixture of residential, retail and restaurant operators on the High Street

DESCRIPTON

The premises have an existing entrance off the High Street into the former retail area and the property extends to the rear which currently provides additional storage and office space at ground and first floor level.

There is also access to the rear of the property off Park Road via secure gates together with a yard for car parking. Within the yard there is a separate entrance to a first and second floor flat

ACCOMMODATOIN/DESCRIPTION

The property currently comprises the following approximate gross internal floor areas:

	Sq M	Sq Ft
Ground Floor Former Retail Area:	80.49	866
Offices/Store/W.C.:	113.71	1,224
First Floor Storage:	108.37	1,166
Flat First Floor:	46.10	496
Second Floor Flat	46.90	505
TOTAL	395.57	4,257

The original building is of solid brick construction with a pitched slate roof and we are advised dates back to the middle of the 19th century. There have been more recent extensions to the rear of brick and block construction with pitched slate roofs. Windows throughout the property are of timber frame and there are ground concrete floors, timber floors above and a gas boiler provides central heating to the ground floor shop and office/storage areas. There are electric storage heaters to the flat.

PLANNING/ALTERNATIVE USE

Numbers 73 and 75 High Street are listed as a pair of houses (now with shop fronts to the ground floor) as Grade II under the planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historical interest. Details of the listing are available upon request.

We believe that the property is suitable for a variety of uses to include commercial and residential, subject to planning. NWD Architects have drawn up some potential ideas for residential conversion as shown on the attached plans, but no planning application has been submitted for alternative use to date.

The plans show 3 separate residential units but other combinations could include a commercial/retail element to the front of the property and residential to the rear and above, or indeed commercial use throughout.

PRICE

Offers are sought in excess of £750,000 for the freehold interest with vacant possession.

ENERGY PERFORMANCE CERTIFICATE

The current shop and storage/office areas have an EPC rating of C-73.

The first and second floor flat has an EPC rating of F-24

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

VAT is not payable

BUSINESS RATES/COUNCIL TAX

We are advised that the commercial element has a Rateable Value of £24,750

We are advised that the flat is in the Council Tax Band of C

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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.

VIEWING

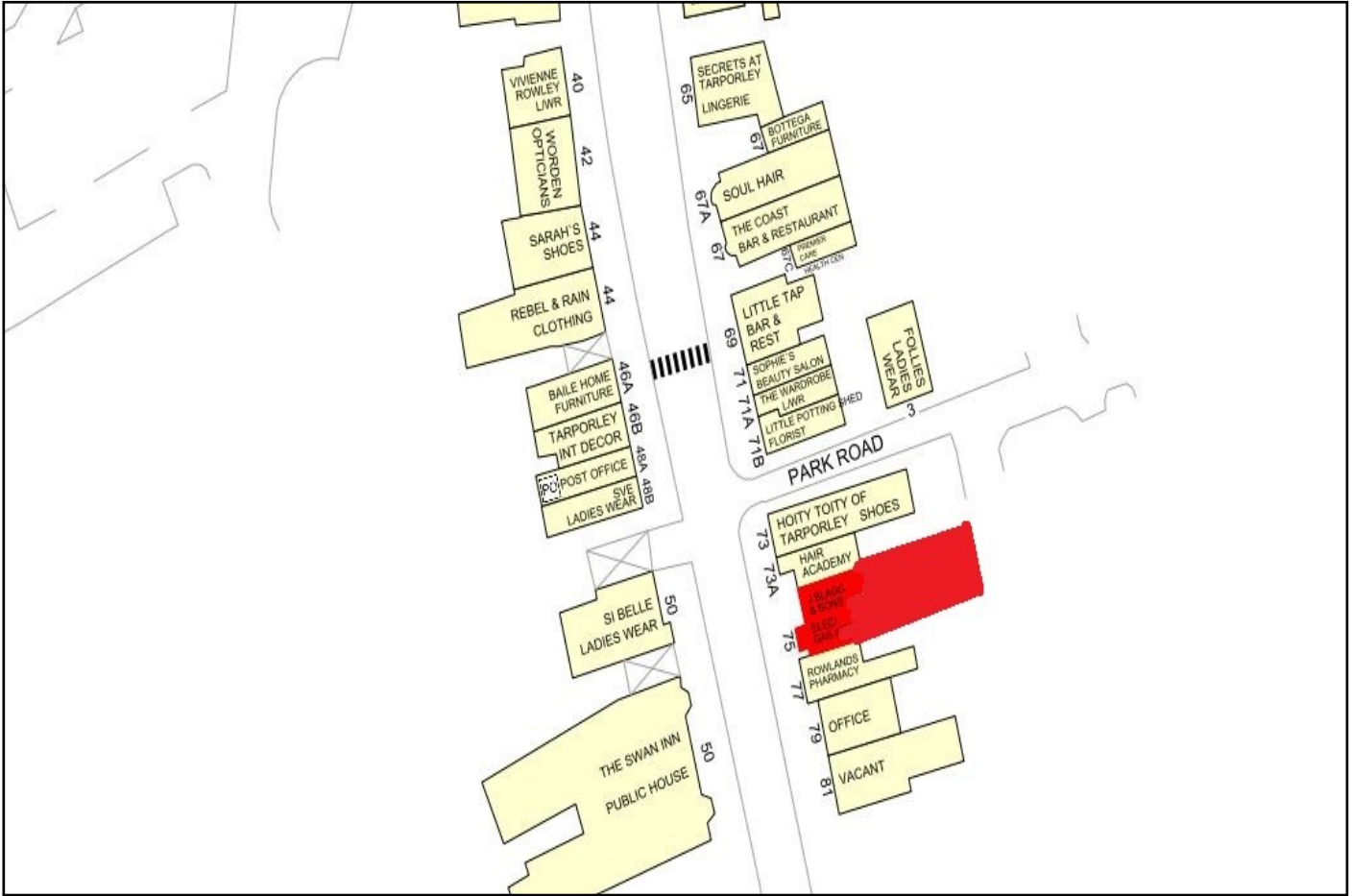
Strictly by appointment via the joint agents Legat Owen or Jackson Property

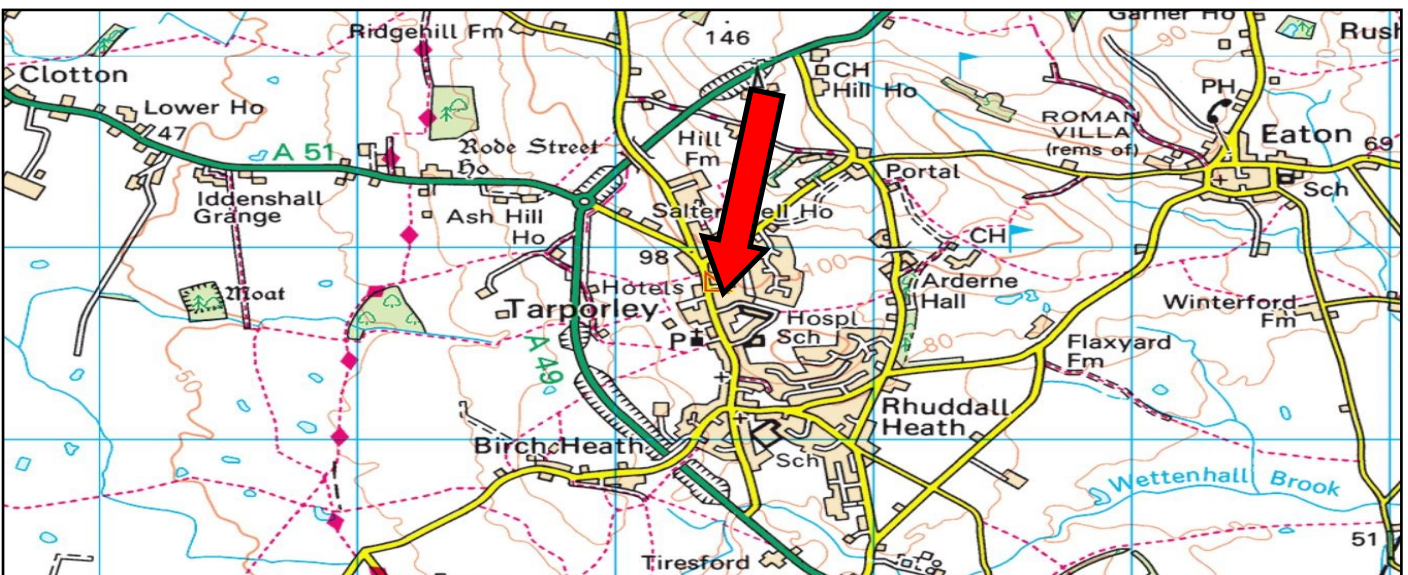
Contact: Andy Butler or Hannah Baker
 Telephone: 01270 621001
 Email: andybutler@legatowen.co.uk
 Email: hannahbaker@legatowen.co.uk

Jackson Property
 Contact: James Willis
 Telephone: 01948 666695
 Email: jwillis@jackson-property.co.uk

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