

TATTENHALL

22 HIGH STREET

SHOP / OFFICE
TO LET BY ASSIGNMENT
(Due to relocation)

Location

The property occupies a prominent position on High Street in the centre of Tattenhall.

Accommodation

The property is on ground floor only and measures as follows:

Ground Floor Area	410 sq ft	38.1 sq m
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The property is arranged with sales area to the front with store room/kitchen to the rear with w/c.

Lease

The property is available by way of an assignment of the existing lease expiring June 2024, at a rent of **£10,000 per annum exclusive**. Consideration will also be given to a new lease on terms to be agreed.

Business Rates

Enquiries via the Valuation Office website confirm the property has a Rateable Value of £6,400.

The premises may be eligible for Small Business Rates Relief. Please contact the Business Rates Department of Cheshire West and Chester Council directly for confirmation.

EPC
C67



Legal Costs

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

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

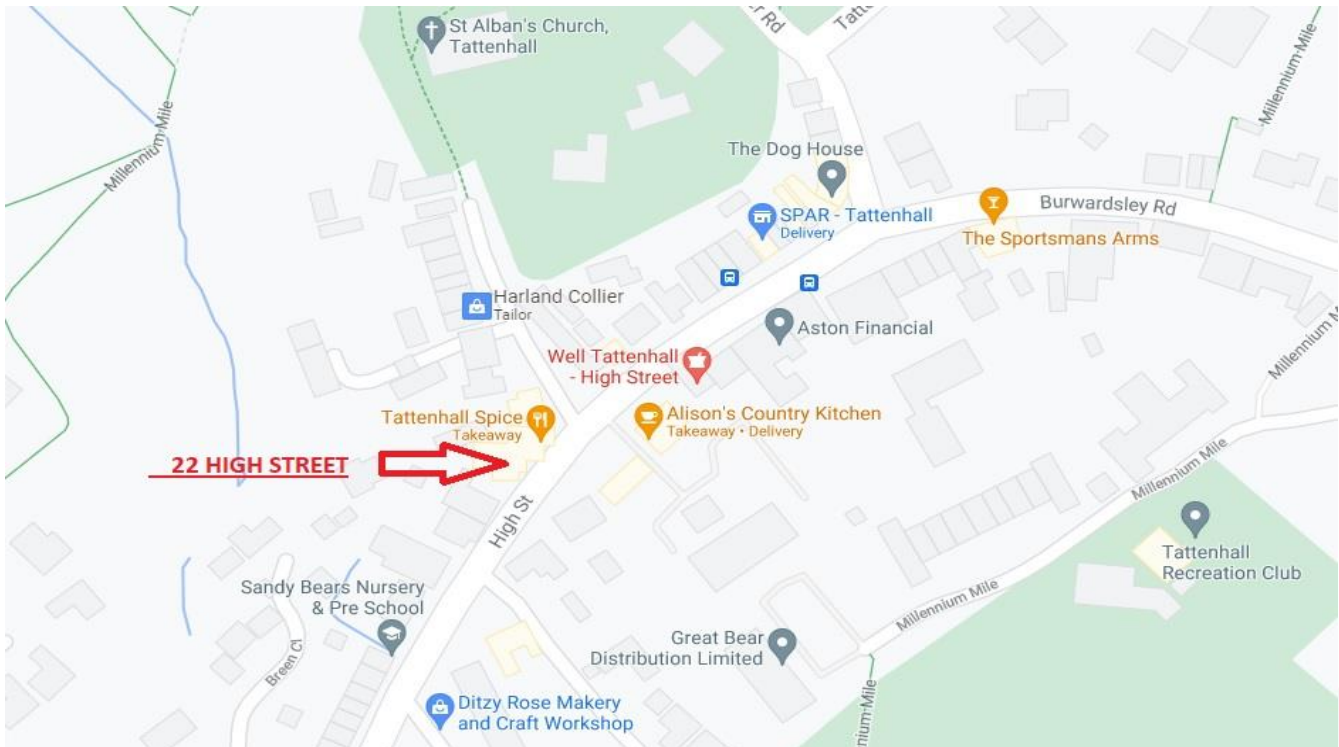
Agents Note

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. Please note the Directors of Emanuel Oliver have an interest in this property.

Viewing

Strictly by appointment through Emanuel Oliver:

Dan Oliver 0151 236 2485 dan@emanueloliver.com
Llyr Emanuel 0151 236 6725 llyr@emanueloliver.com



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.