

TATTENHALL

22 HIGH STREET
CH3 9PX

RETAIL/OFFICE/HAIR SALON

AVAILABLE BY WAY OF A NEW LEASE



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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Lease/Rent

The property is available by way of a new full repairing and insuring lease. (Subject to Vacant Possession).

Rent

£10,000 per annum exclusive.

EPC

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Business Rates

Enquiries via the Valuation Office website confirm the property has a Rateable Value of £9,100.

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.

Legal Costs

Each party will 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.

Disclosure

Directors of this practice have a personal interest in this property

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.

Viewing

Strictly by appointment through Emanuel Oliver:

Dan Oliver 07816 526089

dan@emanueloliver.com

Llyr Emanuel 07795 348079

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.