



**Wright Marshall**  
Estate Agents

**91 HIGH STREET, TARPORLEY, CW6 0NB**

**£12,000 PER ANNUM**



**TO LET**

**A prime Retail Unit adjoining the High Street and available To Let by way of a new lease.**

**Double Fronted Shop Window.**

**Retail Area 406 sq ft.**

**Asking Rent £12,000 per annum Exclusive**

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## LOCATION

91 High Street is situated in a highly prominent position on Tarporley High Street. It is within a cluster of four shop units which were completed circa 2007. Tarporley is an affluent and popular village with an extensive range of shopping, dining and recreational opportunities. It is very popular with families particularly at weekends and those who travel from many miles afield to sample the upmarket quality of offer in fashion and general retail. Tarporley is a mid Cheshire village situated between Chester, Northwich and Nantwich.

## THE PROPERTY

The property offers prospective lessees with an ideal opportunity of acquiring a first rate retail unit within a high quality modern shopping development. It is arranged in a regular rectangular shape and can be altered internally to suit individual requirements (Landlord approval not to be unreasonably withheld).

## DESCRIPTION

Situated in the centre of a parade of four shops. The shop unit itself is a regular shape with a good double glazed fronted retail sales area which is prominent and visible. There are cloakroom facilities and rear lobby.

## ACCOMMODATION AREAS

The accommodation extends as follows:-

Internal width 16'9"

Shop Depth 24'3"

Sales Area 406 sqft (37.7 sqm)

WC with wash hand basin and part tiled walls and floor.

Inner Lobby with door out to rear.

## NOTE

Internal fittings can be removed.

## LEASE

91 High Street is available To Let by way of a new lease for a term to be negotiated. Full details on request.

## RENT

The rent is fixed at £12,000 per annum and is payable quarterly in advance.

## RATES

91 High Street, Tarporley is entered into the Year 2010 Rating List of Chester West and Cheshire Council at a rateable value of £12,000.

## VAT

All prices, rents and service charges are quoted exclusive of, but may be liable to VAT which will be charged at the prevailing rate where applicable if the Landlord should ever so decide. At present VAT is not charged on rent or service charge.

## LEGAL COSTS

The ingoing tenant will be responsible for the payment of all parties legal costs incurred in the transaction in the usual manner.

## SUBJECT TO REFERENCES

We require bank, accountants and two trade references with each formal application together with copies of ID one of which must be passport or driving licence.

## VIEWING

An inspection is by appointment via the Agents' Tarporley office - 01829 731300.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements