

# TO LET



## Due to Relocation – Showroom with Workshop & Yard Area 30-36 Tarvin Road, Chester CH3 5DH



**Up to 10,842 sq ft**  
Ground Floor



**£10.00 psf**  
Rent



**£90,000**  
Rates - RV



**C70**  
EPC

- Prominent site on the A51 and A5115 – one of the main arterial routes in and out of Chester City Centre
- Ground floor up to 10,842 sq ft with additional mezzanine and first floor space
- Site benefits from approximately 13 car parking spaces accessed from both the A51 and A5115
- The site is suitable for alternative uses, subject to planning







#### Location

The site is prominently located on the A51 and A5115 a major route into Chester from Cheshire, the A55 and the M53/M56 Motorways.

This is one of the best-known showroom locations in Chester.

Aldi and Home Bargains are 0.5 miles to the east and Waitrose, American Golf, Evans Cycles and HSL are 0.5 miles to the west leading into Chester City Centre.





30-36 Tarvin Road, Chester CH3 5DH



#### Area

Ground Floor:

Up to 10,842 sq ft (1,007 sq m)

Plus mezzanine and first floor space.

#### Tenure

New full repairing and insuring lease on terms to be agreed.

#### Rent

From £10.00 per square foot.

#### Rates

Rateable Value April 2023 Valuation: £90,000

#### EPC

C70

#### Legal costs

Each party to be responsible for their own legal costs.

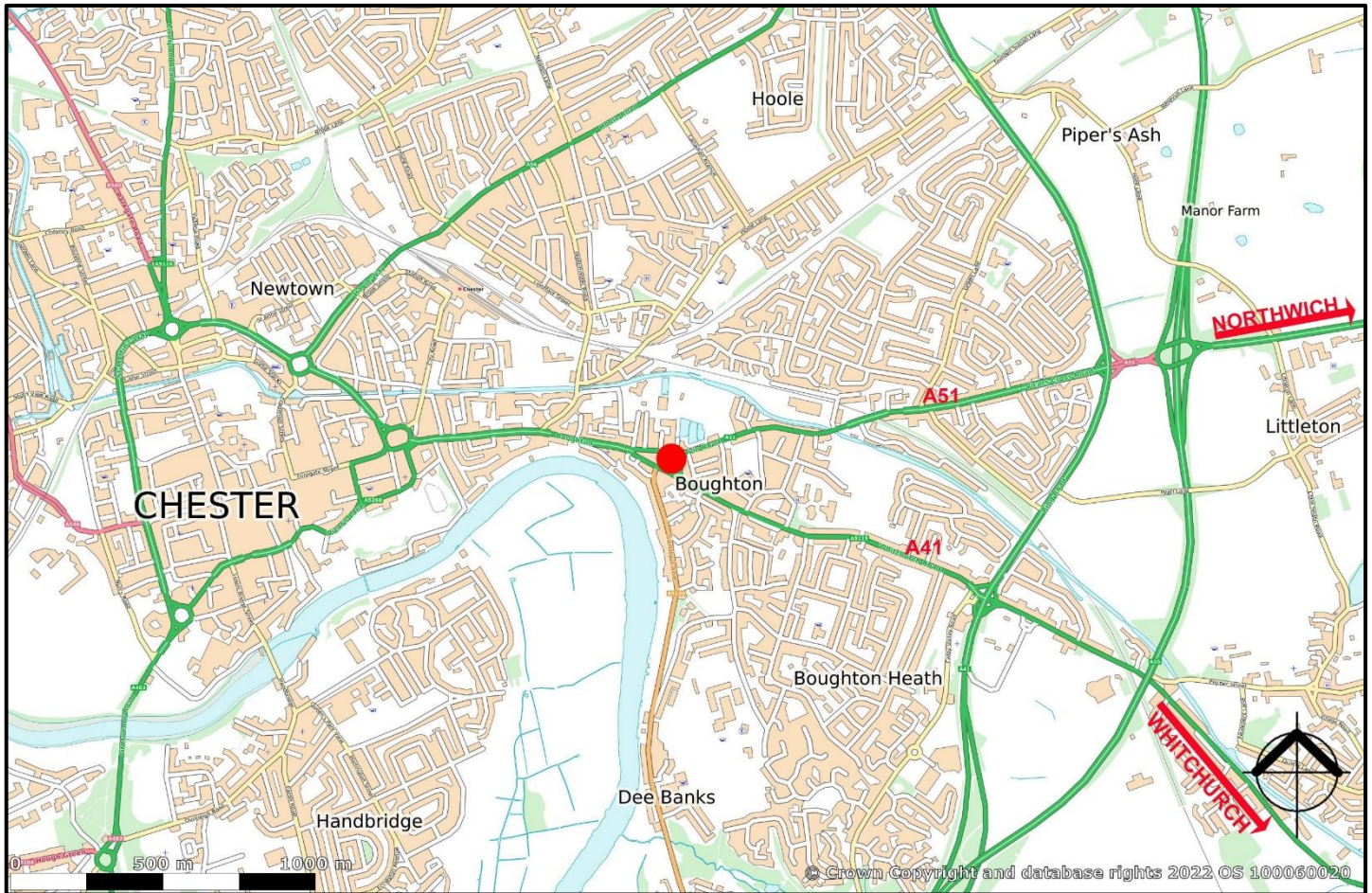


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#### Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:  
[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf).  
We recommend you obtain professional advice if you are not represented.

#### Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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.

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