

TO LET



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
- 13+ car parking spaces accessed from both the A51 and A5115
- Suitable for alternative uses, subject to planning





Location

The property is prominently located at the junction of the A51 and A5115, both major routes into Chester from the east, the A55 and the M53/M56 Motorways.

This is one of the best-known showroom locations in Chester and certainly one of the most visible.

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.

Video Walk Throughs

Please click on the links below for video walkthroughs:

- Main Workshop : https://youtu.be/63SHlg5J_zc
- Rear Display : <https://youtu.be/qzNXdh60TMQ>
- Corner Showroom : <https://youtu.be/vVrPRQXeDTY>
- Main Showroom : <https://youtu.be/pxAFyTLYutI>





Area

Ground Floor:

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

Plus mezzanine and first floor space.

The site benefits from approx. 13 car parking spaces accessed from both the A51 and A5115.

Tenure

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

Terms

From £10.00 per square foot.

Rates

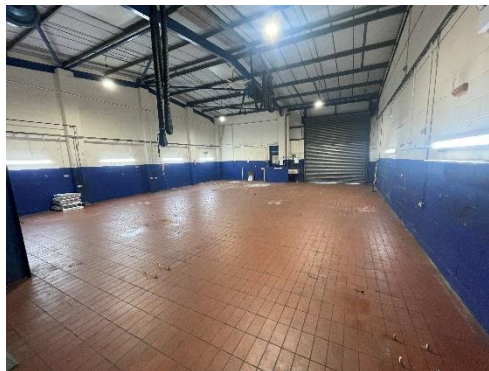
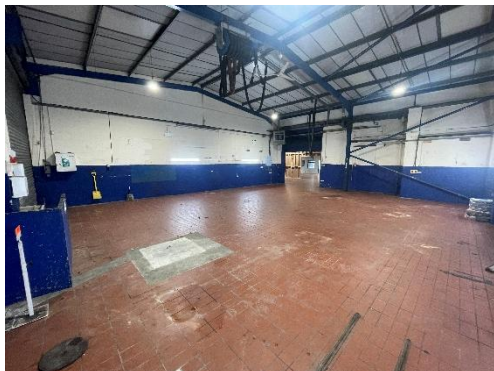
Rateable Value April 2023 Valuation: £90,000

EPC

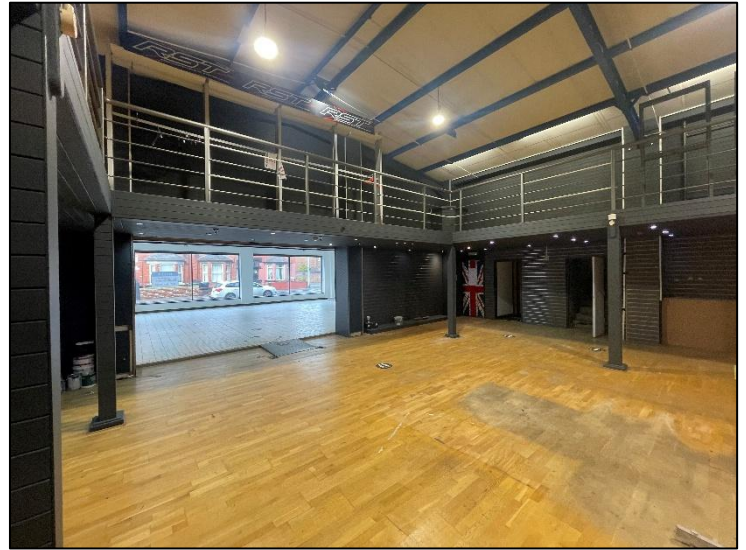
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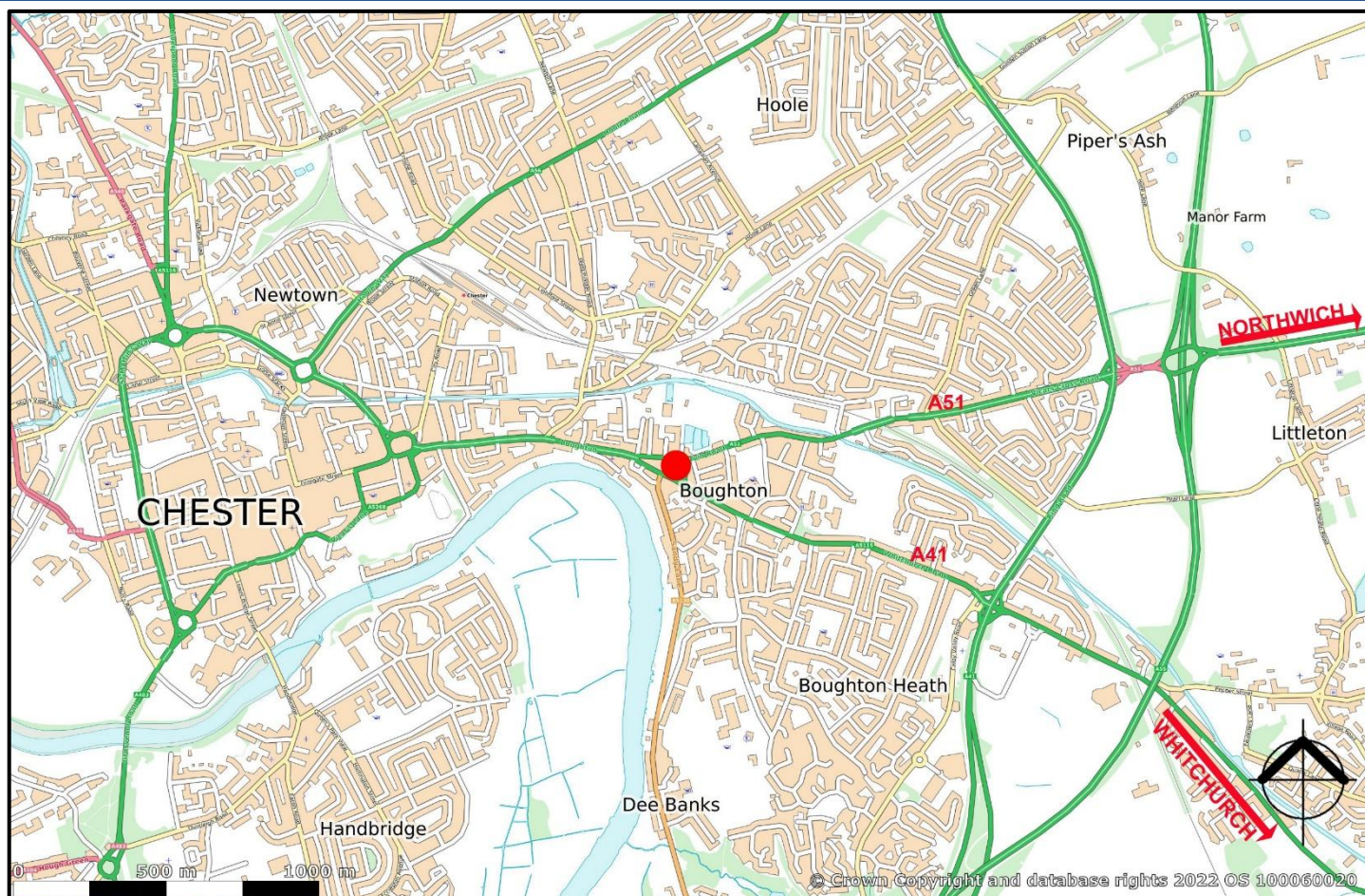
Legal costs

Each party to be responsible for their own legal costs.









For further information please contact:



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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.
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.

Disclaimer

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