

TO LET

**UNIT B, TARVIN SANDS INDUSTRIES, BARROW
LANE, TARVIN, CHESHIRE CH3 8JF**

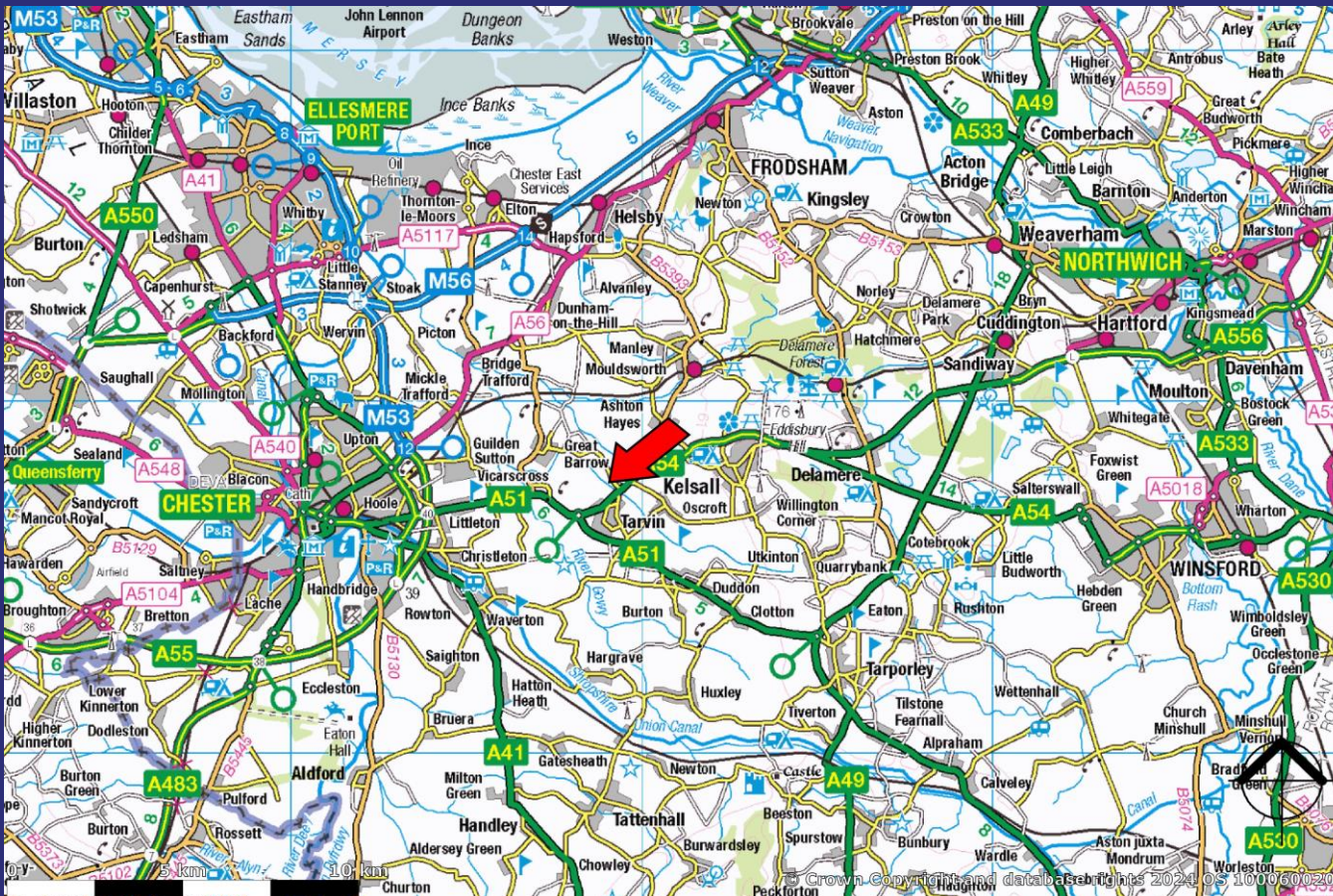


LOCATION

The property is situated close to the village of Tarvin, approximately 6.5 miles to the east of Chester. The village provides a range of day-to-day amenities and is easily accessible by the A51/A54.

The property is located a short distance from the A51, which is currently being upgraded to the west at Stamford Bridge to ease travel congestion, providing swift access to the Motorway network.

Please refer to location plan.



- **Industrial Unit**
- **Close to A51**
- **347.62 Sq M (3,742 Sq Ft)**
- **£20,000 Pax**
- **Available now**

DESCRIPTION

The property comprises of a mid-terrace purpose built industrial unit of traditional steel portal frame construction beneath a pitched roof incorporating natural light panels.

The property benefits from the following:

- Electrically operated roller shutter and pedestrian access
- Locker room, kitchen, lab/technician rooms
- First-floor air-conditioned office space and wc facilities
- Open plan warehouse/store
- On-site car parking
- Three phase electricity supply

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

Sq m	Sq ft
347.62	3,742

ASKING RENTAL

£20,000 pax.

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

LEASE

The property is available on new Full Repairing and Insuring lease, for a term to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £18,750.

Interested parties are advised to contact the Local Rating Authority Cheshire West and Chester.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

The Energy Performance Asset Rating for this property is C.

A full copy of the Energy Performance Certificate is available upon request from the agents.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this 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.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



Howard Cole

howard.cole@bacommercial.com **07387 647578**

SUBJECT TO CONTRACT

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- all rentals and prices are quoted exclusive of VAT.



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