

PROMINENT ROADSIDE OPPORTUNITY

84 TARVIN ROAD (A51), LITTLETON, CHESTER, CHESHIRE CH3 7DF

SUBJECT TO GAINING VACANT POSSESSION

KEY POINTS

- Frontage to A51
- Site area 0.45 acres
- Existing A3 consent
- Suitable for A1-A5 subject to planning

LOCATION

Situated on the A51 approximately 3 miles east of Chester city centre and close to the intersection of the A55 which interconnects with the M53 at junction 12. Please click on the link below for the location map

[Location Map Click Here](#)

DESCRIPTION

We are informed that the existing unit provides approximately 1,921 sq ft (178.5 sq m) on the ground floor with 43 car parking spaces

Certain fixtures and fittings will be left by Little Chef which an occupier can use although no warranty will be given and will be entirely at the occupiers own risk. Further details on request.

REDEVELOPMENT

Subject to planning, the site could be suitable for other uses including residential but prospective purchasers should make their own enquiries with Cheshire West and Chester Council (0300 123 8 123).

RATES

According to the Valuation Office website the property have a rateable value of £23,500 however tenants are advised to make their own enquiries.

LEASE TERMS

A new effective full repairing and insuring lease for a minimum term of 10 years subject to a rent review at the end of the fifth year at a commencing rent of £30,000 plus VAT



Taken when unit was trading

TIMING

The unit has now closed and access will be granted upon completion of the relevant legal formalities.

VIEWING

Viewing can be arranged via sole agents:

David England
020 7758 3284 / 07956 386114
david@ashwellrogers.com

John Ray
020 7758 3282 / 07801 551043
john@ashwellrogers.com

PLANS

Various plans are available on request in CAD format..

SUBJECT TO CONTRACT

December 2010

COMMERCIAL LEASE CODE OF PRACTICE

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at www.commercialleasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the

