



# FOR SALE

0161 234 0777

FORMER TARPORLEY BUFFER DEPOT'RODE STREET,  
TARPORLEY, CHESTER, CW6 0EF

**56,649 sq ft (5,262 sq M) on a site of 4.8 Acres**



**Two detached industrial warehouse properties equating to a total of approximately 56,649 sq ft (5,262 sq M) including ancillary offices with good accessibility**

**Excellent development potential and suitable for alternative uses, subject to obtaining the necessary planning permission**

#### LOCATION

The property is situated to the north west of Tarporley, a large village in Cheshire. Tarporley is bypassed by the A49 road which connects the M56 motorway and by the A51 road that provides direct access to Chester

The subject property is located 35 miles south west of Manchester and 25 miles south east of Liverpool.

The subject property is situated on the northern side of Nantwich Road (A51) approximately 1.0 mile to the north west of Tarporley village in a rural location and there are a number of residential properties situated along the A51.





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## DESCRIPTION

The subject property is situated on a regular shaped site fronting Rode Street and comprise of two large warehouses of similar size and specification.

The warehouses comprise a three bay facility and have a triple pitched roof structure with a metal 'A frame' construction, with part brick construction to the elevations from ground level surmounted by corrugated metal sheeting to the walls and roof. The warehouses are both lit by sodium box lighting. Both warehouse buildings have concrete floors, sliding access doors with a height of 4.5 M and a minimum eaves height of 4.9 M.

The Warehouse to the front of the site has been subdivided by full height breezeblock partition creating two distinct areas. To the rear of the front warehouse are open place offices, storage and laboratory and reception area. Some newer offices have been constructed more recently to extend on the existing offices

Externally there is a mix of hardstanding surfaced yard, plus some rough surfaced and grassland.

The site equates to approximately 4.8 Acres (1.94 HA).

## ACCOMODATION

The following table shows the approximate area of the subject property:

Approx. Areas (GIA)	Size (Sq ft / Sq M)
Front Warehouse	27,088 / 2,516.50
Office & Reception	1,848 / 171.72
Rear Warehouse	27,106 / 2,518.17
Office & Reception	607 / 56.36
<b>Total</b>	<b>56,649 / 5,262.75</b>

## SERVICES

The site benefits from connection to all mains services including Electricity, Gas, Water and Drainage. We have not tested any of the services present.

## TOWN PLANNING

We understand that the property currently benefits from a current use under Class B2 & B8 under The Town and Country Planning (Use Classes) Order.

The site and properties have good development potential and may be suitable for an alternative use, subject to obtaining the necessary planning permission.

## TENURE

We understand the property is held Freehold under Title No. CH393444 and CH422127. A copy of the Title information is available upon request.

## VAT and LEGAL COSTS

We are not aware of an option to tax has being exercised, however, if VAT is subsequently deemed payable the buyer will be liable.

Each party will be responsible for their own legal costs incurred in the transaction.

## RATEABLE VALUE

The property has a Rateable Value of £79,000.00 per annum and is described in the Rating List as Office & Premises. The current Uniform Business Rate for the current Rates Year is 48.4 pence in the £.

## OFFERS

The vendors would like to dispose of the property on an unconditional basis and subject to contract only, however, the vendor may consider a conditional sale, subject to negotiation and Contract.

We are instructed to invite unconditional offers for the whole site and property.

## VIEWINGS

Any interested party wishing to view the premises can arrange viewings with David Rowley of TFC Property (mobile – 07792 472703).

## EPC

The property has an EPC Asset Rating of D (99). A copy of the Energy Performance Certificate is available upon request.

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## CONTACT / FURTHER INFORMATION

Please do not hesitate to contact the selling agents for further information.

### **Bielby Associates Limited** **James Bielby MRICS**

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### **TFC Commercial Property Advisers** **David Rowley**

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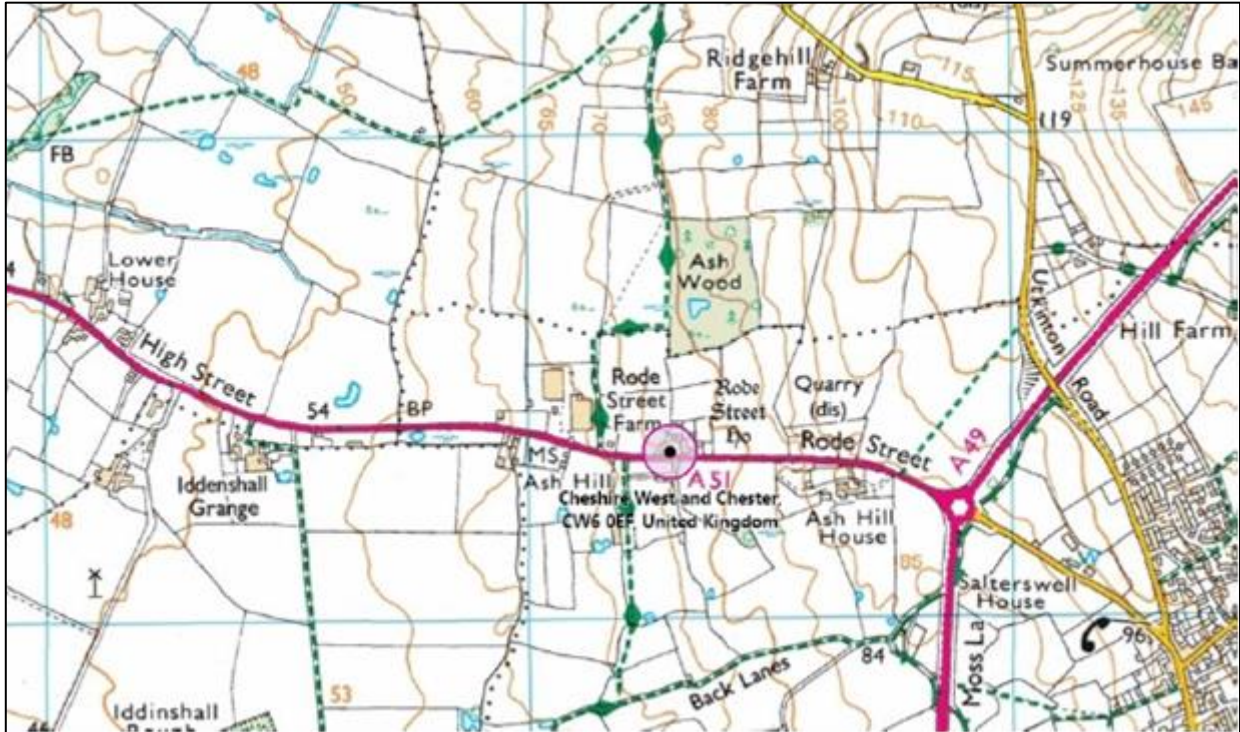
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