

- Offices Located in a Rural Setting with Close Proximity to A56 and Frodsham Centre •

‘THE STABLES’

Tarvin Road, Frodsham, Cheshire, WA6 6XN



2,015 SQFT (181.19 SQM)
Approx 15 car parking spaces

OFFERS OVER £295,000 STC

FOR SALE (MAY LET)

Location

The premises are located in a pleasant rural setting with direct access to Tarvin Road (B5393) close to the A56 Chester Road with the villages of both Frodsham and Helsby within a 2 minute drive. Both junctions 12 and 14 of the M56 Motorway can be reached within a 10 minute drive allowing the occupier to enjoy the peaceful surroundings but with ease of access to the national motorway network.



A location plan is shown above for ease of reference.

Description

The premises comprise a range of modular and open plan offices arranged over 2 floors together with male/female toilet facilities on both floors. The ground floor also provides kitchen facilities albeit there is scope to reinstate such on the 1st floor also.

The property also benefits from enough space to accommodate approximately 15 cars, albeit these are not marked out at present.

To the rear of the property is a storage building which could be used for its current purpose or alternatively demolished to provide additional car parking spaces.

Services

Electricity, Water /Drainage and BT serve the premises (Note – we have not tested any of the Services). We believe that Fibre internet connection is now available (subject to connection charges).

Accommodation

The offices provide the following approximate areas:

Floor	Sq M's	Sq Ft
Ground	93.36	1,005
First	93.83	1,010
TOTAL	187.19	2,015

Terms

The Freehold is available with vacant possession for offers in excess of £295,000. Alternatively a lease could be made available for a term of years to be agreed subject to a scheme of refurbishment being implemented to suit an ingoing tenant.

Rates

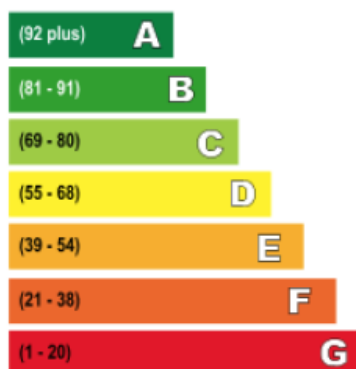
Rateable Value (2017/18): 15,250

Rates Payable (2017/18): £7,304

(Interested Parties are advised to verify this information via the Local Rating Authority).

EPC

An EPC has been completed which gives the property a 'E' Rating. Further details are available upon request.



Costs

Each party will be responsible for their own professional and legal costs.

VAT

We understand that VAT is not presently applicable to all rents/prices quoted.

Viewing

To arrange a viewing please call
Eddy Cottrell on 01928 733333 or
via eddy@cottrellcommercial.co.uk

Cottrell Commercial is a firm Regulated by:



MISREPRESENTATION ACT.

Cottrell Commercial for themselves and the Vendors or Lessors of this property for whom they act, give notice that : (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Cottrell Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Cottrell Commercial has any authority to make or give any warranty or enter into any contract whatsoever in relation to this property; (iv) rents/prices quoted in these particulars may be subject to VAT in addition; and (v) Cottrell Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. March 2018.



View from adjoining car park



Internal view of 1st floor office



Rear store and garage.



Red line identifies the 'approximate' boundary only and is for 'identification purposes only'. Site boundaries will be confirmed prior to sale.