



GUIDE PRICE

£400,000



RATEABLE VALUE

£13,750



EPC RATING

F



FG Auctions



111 High Street,

Tarporley, Cheshire, CW6 0EA

Use Class E | Freehold | 1,895 Sq Ft (176 Sq M)



FOR SALE



Location

The property is located fronting the High Street of Tarporley, an affluent village in the heart of Cheshire with both Chester and Nantwich approximately 10 miles either side of the village.

Fronting the A49, the property benefits from an excellent road network to surrounding areas and nearby motorways including the M56 and M6. The village is supported by a good range of local services and individual retailers. The subject property itself is located at the south-most end of the High Street in a mixed-use area, where surrounding properties include residential, shops, public houses/hotel, restaurants, offices and a church.



Description

The property comprises a former funeral home set within a semi-detached, two storey converted residential property which has two single storey lean-to extensions to the rear and an adjoining garage.

The original building and extensions are of brickwork construction with pitched and slated roofs, whilst the garage is a combination of brickwork and roughcast concrete panels and a mono-pitched roof, clad with profiled metal sheeting.

There is a small garden area to the front and a tarmac/concrete yard and parking area to the rear of the property.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground	1,062	98.60
First	833	77.40
Total	1,895	176



Amenities



Freehold



Parking



Town Centre Location



Situated Roadside





Further information

Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. Buyers should allow sufficient time to complete this process before the time period expires.

Full details can be found on Fisher German's online auction page www.fishergerman.co.uk/current-auctions.

Price

For sale by online auction (subject to sale prior, reserve and conditions).

Guide Price: £400,000.

Conditions of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online auction page. Each purchaser shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

Legal Pack

A legal pack will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective purchaser to make all necessary enquiries prior to the auction.

Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

Fees

The purchase of this property is subject to a combined buyer and admin fee of £6,300 including VAT as stated on the auction listing. The buyer will also be required to reimburse the search fees of £1,250 plus VAT (£1,500).

Tenure

Freehold

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is F.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

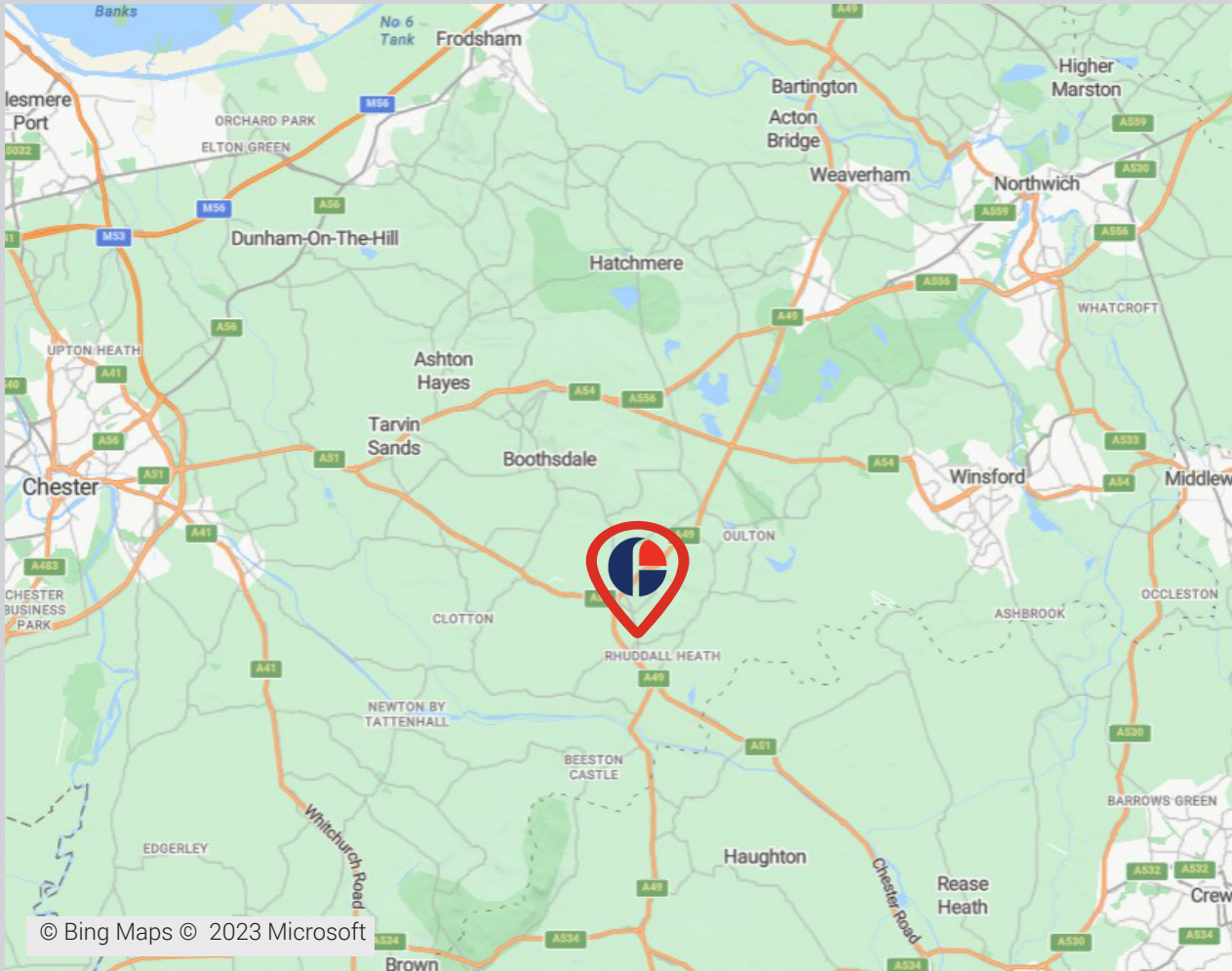
VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.



FGAuctions

111 High Street, CW6 0EA



	Approximate Travel Distances
	Locations <ul style="list-style-type: none">• Chester - 10 miles• Nantwich - 9 miles• Crewe - 13 Miles
	Nearest Station <ul style="list-style-type: none">• Delamere Station - 5 miles
	Nearest Airport <ul style="list-style-type: none">• Liverpool John Lennon Airport - 24 miles



	Viewings
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Particulars dated September 2024 Photographs dated March 2024

