

# TO LET



## Garage and Previous MOT Station, Whitchurch Road, Beeston Brook, Tiverton. CW6 9NH

**GARAGE AND PREVIOUS MOT  
CENTRE**

**1,099 SQ FT**  
**(102.14 SQ M)**

**LOCATION**

Beeston Brook is located approximately 3 kilometres to the south of the village of Tarporley and adjoining the village of Tiverton and the Shropshire Union Canal. The site is situated with road frontage off the A49 and comprises a garage/



#### ACCOMMODATION

The premises have an approximate gross internal floor area of 1,099 sq ft (102.14 sq m)

#### TERM

The premises are available on a new lease for a term to be agreed.

#### RENT

£8,500 per annum

#### VAT

All figures quoted are exclusive of, but will be liable to VAT at the standard rate

#### LEGAL COSTS

Each party to be responsible for the payment of their own legal costs incurred.

#### BUSINESS RATES

We are advised by Cheshire West and Chester Council that the premises has a Rateable Value of £2,500. Occupiers may be eligible for Small Business Rates Relief and enquires should be made to the local authority

#### BUILDING INSURANCE

The landlord will insure the premises and the ingoing tenant will be responsible for the premium

#### ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC rating of D-82

#### CODE OF LEASING PRACTICE

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented

#### VIEWING

by appointment with Legat Owen. Contact Andy Butler. Telephone: 01270 621001  
Email: andybutler@legatowen.co.uk

