

To Let

43a Park Road.

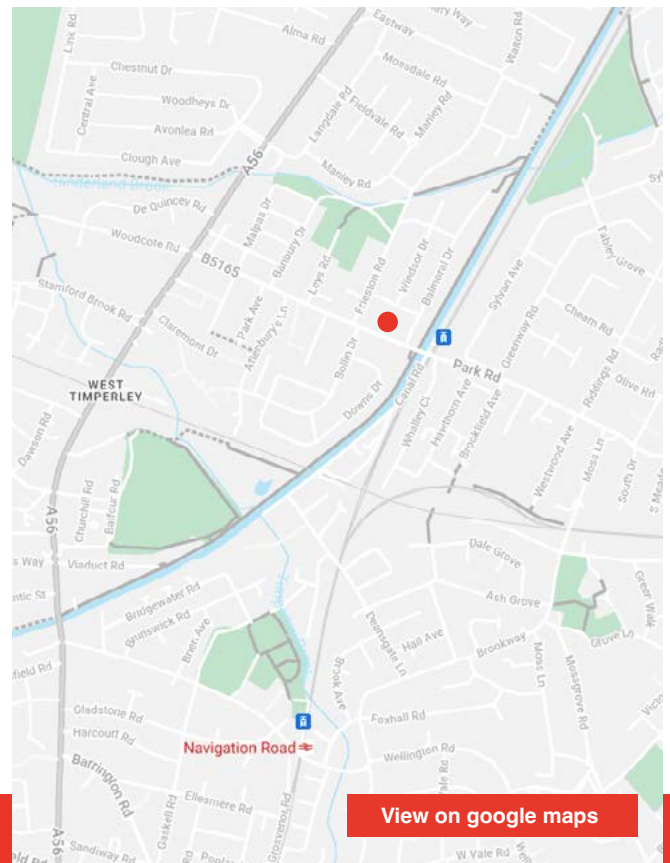
Timperley, WA14 5AD



Secure land and building.

- 0.7 acre
- Suitable for car parking / storage
- Parking for 30 – 40 cars
- Short term 15 month contract

The site of the Timperley Taverners is positioned fronting to Park Road, adjacent to Timperley Metrolink Station.



[View on google maps](#)

Enquiries. Viewings by appointment with Regional Property Solutions:

0161 927 7824

[Enquire Now](#)

RPS Regional Property Solutions

43a Park Road.

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Description

Currently the site retains the original Taverners Club. A brick/tile building together with an asphalt surfaced driveway and substantial parking area for 30/40 cars.

The perimeter of the site is edged with a variety of trees and bushes and has a barrier on the entrance.

Rent

£45,000 exclusive of rates / outgoing, service charge, insurance

Lease

The site is available by way of a short term lease at an annual rent of £45,000 per annum exclusive. The lease will be contracted outside of the security of tenure provisions contained in the 1954 Act Part II.

Utilities

Mains, gas, electricity and drainage are connected and will be the direct responsibility of the occupier.

Business Rates

The property has an RV of £8,800. Under the current legislation, this provides zero rates should the occupier be eligible.

Insurance

The tenant is to be responsible for landlords insurance on the property.

VAT

Prices are quoted exclusive of, but maybe liable for VAT.

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