

# 3 THE CROSS MALPAS, SY14 8NU



## SHOP & FLAT FOR SALE

- Excellent location in the centre of Malpas
- Affluent village
- Suitable for investors or owner/occupiers

### Chester

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### North Wales

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## MALPAS, SY14 8NU

### LOCATION

Malpas is an ancient market town close to the border with Wales.

The property is located in an excellent position at the heart of the village centre on The Cross.

The property can be more readily identified from the attached plan.

### DESCRIPTION

The property comprises a three storey lock-up shop comprising ground floor sales leading back to the kitchen and single w/c. The first floor can be separately accessed from the rear or internally and provides for a two bedroom flat.

The property is Grade II Listed

### ACCOMMODATION/AREAS

Internal width	4.32m	14'3"
Depth	8.75m	28'9"
GF Sales	30.85 sq m	332 sq ft
First floor	27.98 sq m	301 sq ft
Second floor	29.35 sq m	316 sq ft

### TENURE

Freehold

### PRICE

Offers over £230,000

### RATES

The VOA website confirms the property has a Rateable Value of £5,300

Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council, Business Rates Department.

### EPC

The Energy Performance Asset Rating for this property is E-110.

A full copy of the Energy Performance Certificate is available upon request from the agents.

### PLANNING

The property is Grade II Listed.

### VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

### LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

### AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

### PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

### VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: Oct 2021

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**SUBJECT TO CONTRACT**

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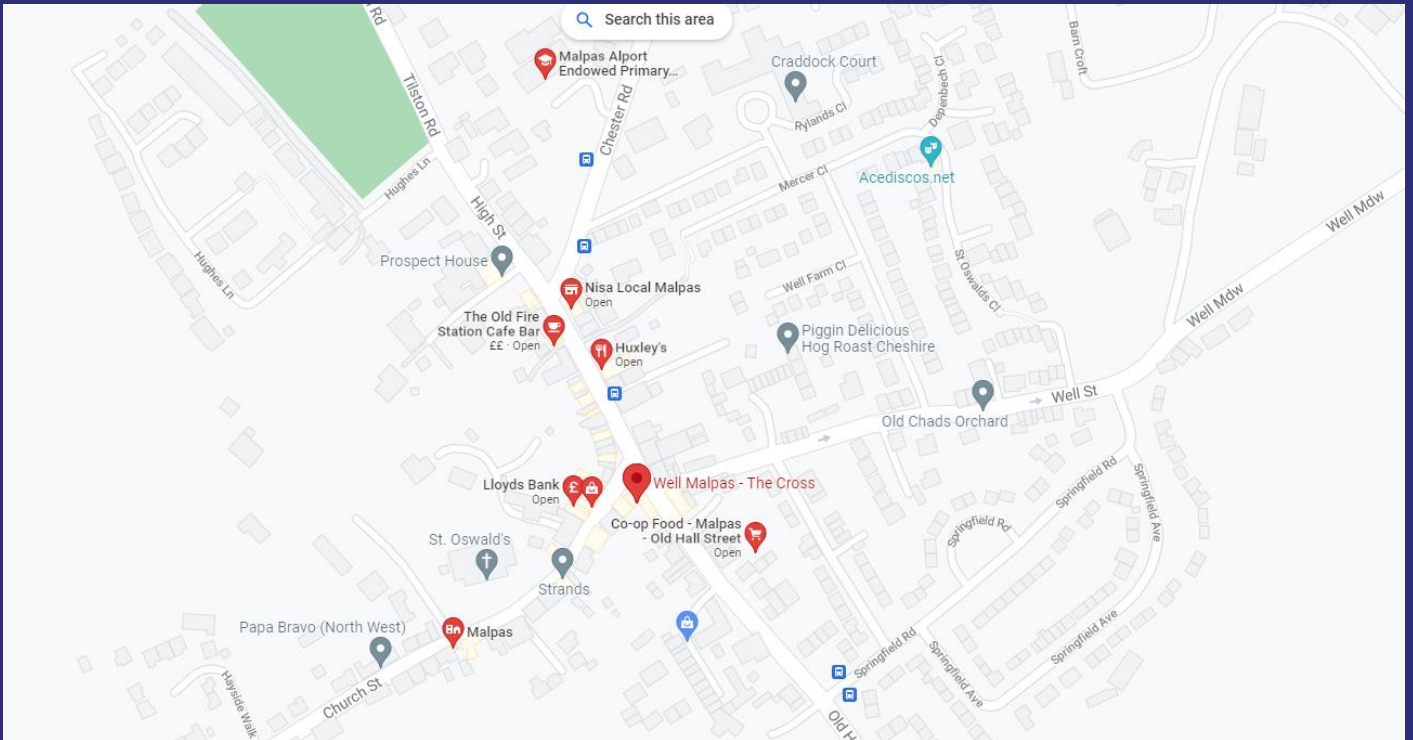
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