

# FOR SALE

**LegatOwen**  
CHARTERED SURVEYORS  
**01270 621001**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)



**Knowl End, Barthomley Road, Barthomley. ST7 8HT**

INDUSTRIAL / WAREHOUSE UNIT

**5,350 SQ FT**

**(497 SQ M)**

WITH LARGE DEDICATED YARD  
AND LAND



## LOCATION

The property is located on Barthomley Road between the villages of Barthomley and Audley. The unit is positioned centrally on its own private yard area with frontage to Barthomley Road and is approximately 1 mile from the village.

## DESCRIPTION

A single storey workshop / storage unit of steel portal frame construction with concrete block infill and profile steel cladding to the upper parts. The unit benefits from an internal secure store comprising w.c. facilities, kitchen unit, sink. The yard area is a concrete surface sloping towards the entrance gates with turning space for cars and commercial vehicles.

## ACCOMMODATION

Ground Floor	Sq Ft 5,360	Sq M 497.95
Total Area of Site	Acres 0.87	Hectares 0.35

**There are further areas of grass which could be utilised further, subject to the appropriate covenants being granted.**

## SERVICES

Mains water and single phase electricity are connected.

## LEGAL COSTS

The purchaser to be responsible for the landlords legal costs.

## TENURE

The unit is available for sale freehold

## ACCESS / DIRECTIONS

From the roundabout at Junction 16 of the M6 / A500 take the B5078 signposted Alsager. After passing the 'Little Chef' on the left and travelling approximately 500 m turn left signposted Barthomley.

Proceed into Barthomley and turn left immediately after the White Lion pub. Follow Barthomley Road for approximately 1 mile and the property is located on the left.

From Audley head west along the A5500 Nantwich Road, taking the first right opposite The Quarry heading down Barthomley Road cross over the M6 and the property will be located on the right.

## PRICE

£295,000. VAT is not applicable.

## ENERGY PERFORMANCE CERTIFICATE

The EPC is available to view in our office

## VIEWING

Strictly by appointment with Legat Owen. Strictly by appointment with Legat Owen.

Contact Matt Pochin. Telephone: 01270 621001.

Email: mattpochin@legatowen.co.uk



111.4m

The Old Stable

Millbrook House  
106.1m

Tawny Cottage

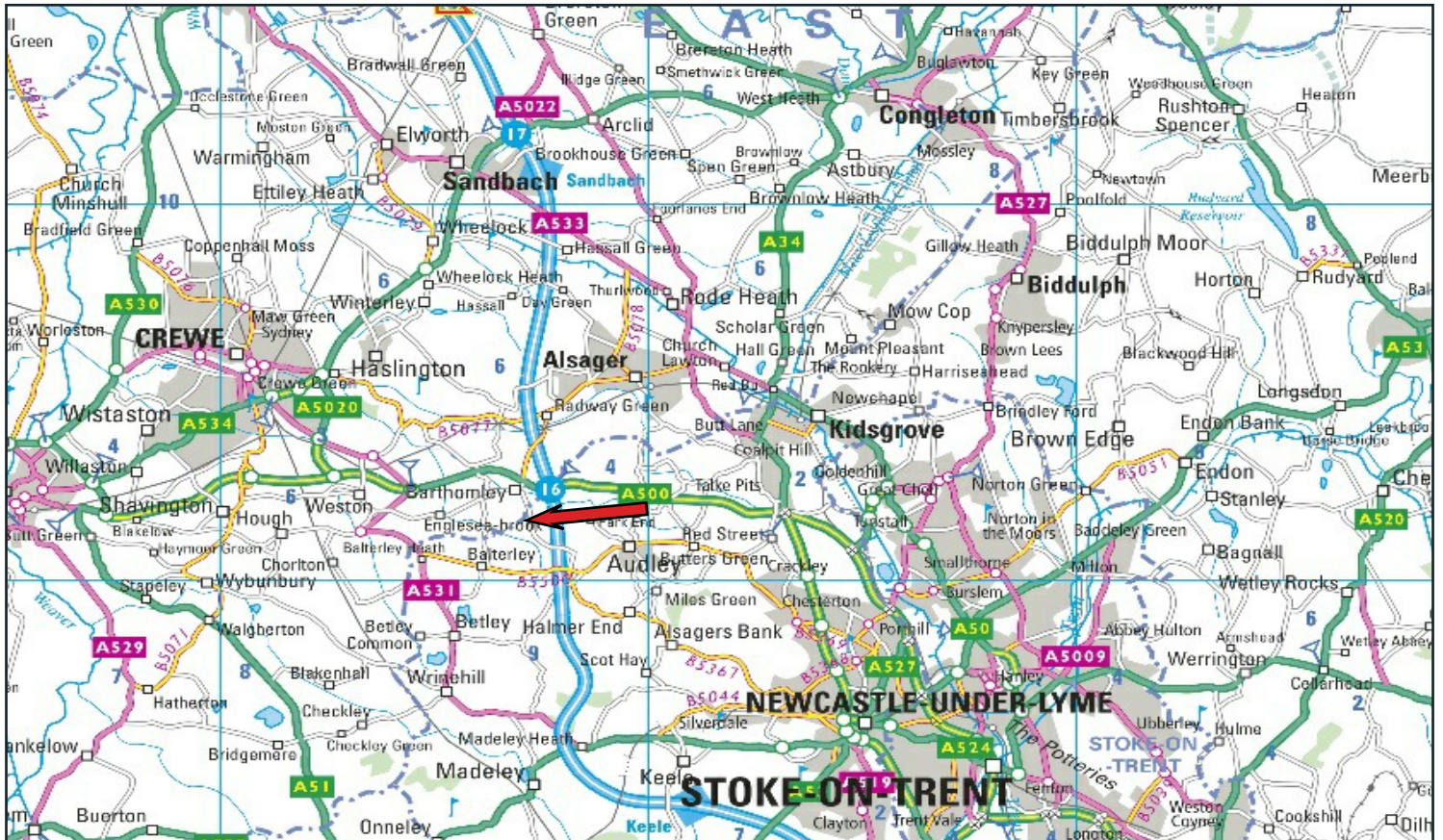
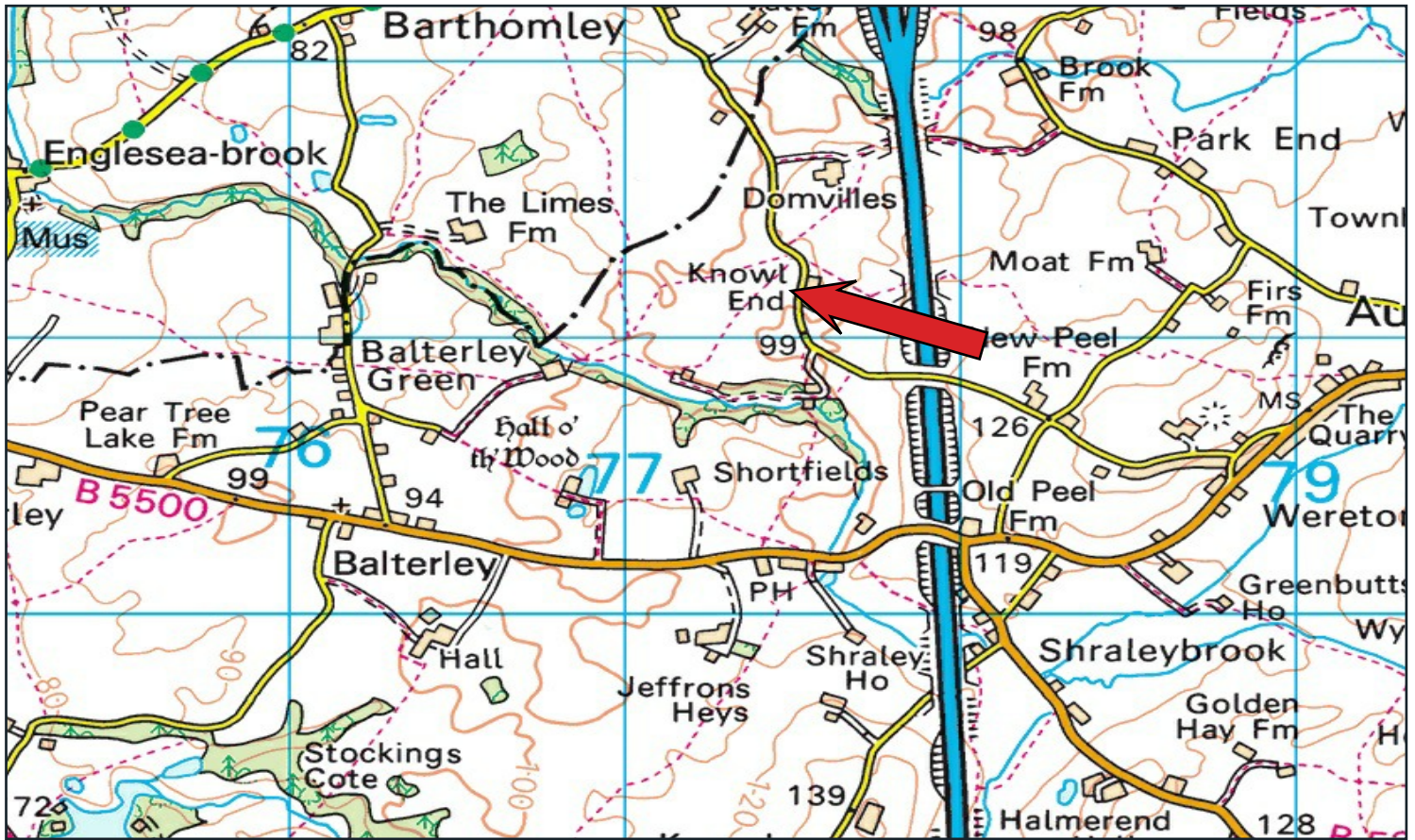
Knowl End

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June, 18

SUBJECT TO CONTRACT

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