

TO LET

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk



**Church Farm Court, Capenhurst Lane, Capenhurst,
Chester, CH1 6HE**

COURTYARD SCHEME PROVIDING
MODERN OPEN PLAN OFFICES

820 SQ FT (76.18 SQ M)

CAR PARKING AVAILABLE ON SITE



DESCRIPTION

Church Farm court comprises a development of refurbished outbuildings to provide a variety of office suites available on a self contained basis.

Unit 3 provides an open plan ground floor office with WC and kitchen. The first floor provides an open plan area plus 2 private rooms.

TERMS

The offices are available by way of a new internal repairing and insuring lease for a number of years to be agreed by negotiation.

CAR PARKING

Generous car parking is provided within the courtyard and its surrounds.

UTILITIES

Mains electricity and water are provided. Occupiers pay their own electricity bill.

BROADBAND

We have undertaken a check with BT Open Reach and a broadband speed of up to 25 MBPS should be available. Interested parties are strongly advised to make their own investigations.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D,86.

RENT

Rent is payable monthly in advance by direct debit. There will be an upward only rent review every 3rd or 5th year, depending on length of lease.

RENT DEPOSIT

A 3 month rent deposit may be requested.

SERVICE CHARGE

Service charge covers water, building insurance and waste removal. £30 per month + VAT

** Service charge subject to reconciliation each year.*

RATES

The tenant is responsible for the payment of business rates.

** If rateable value is below £15,000 then an occupier may benefit from small business rates relief.*

BUILDING INSURANCE

The landlord will insure the building and recover premium from tenant.

PLANS/ PHOTOGRAPHS

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

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

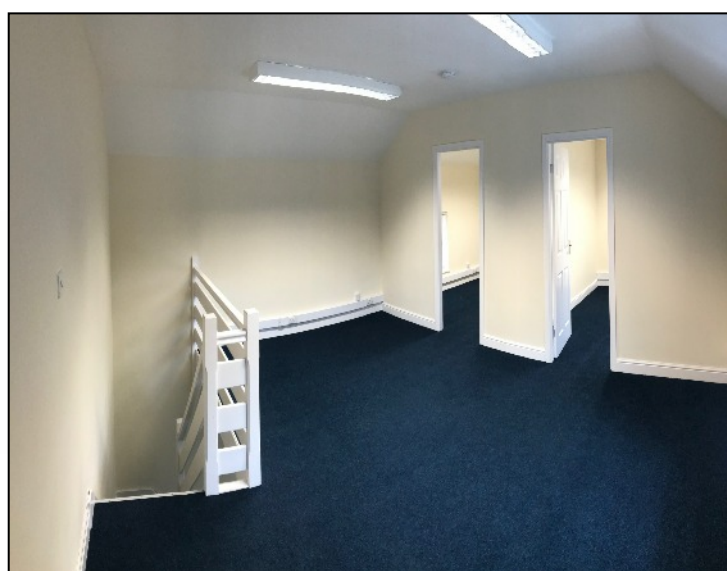
VAT is payable on all sums due the landlord.

VIEWING

By prior appointment through the sole agent, Legat Owen:

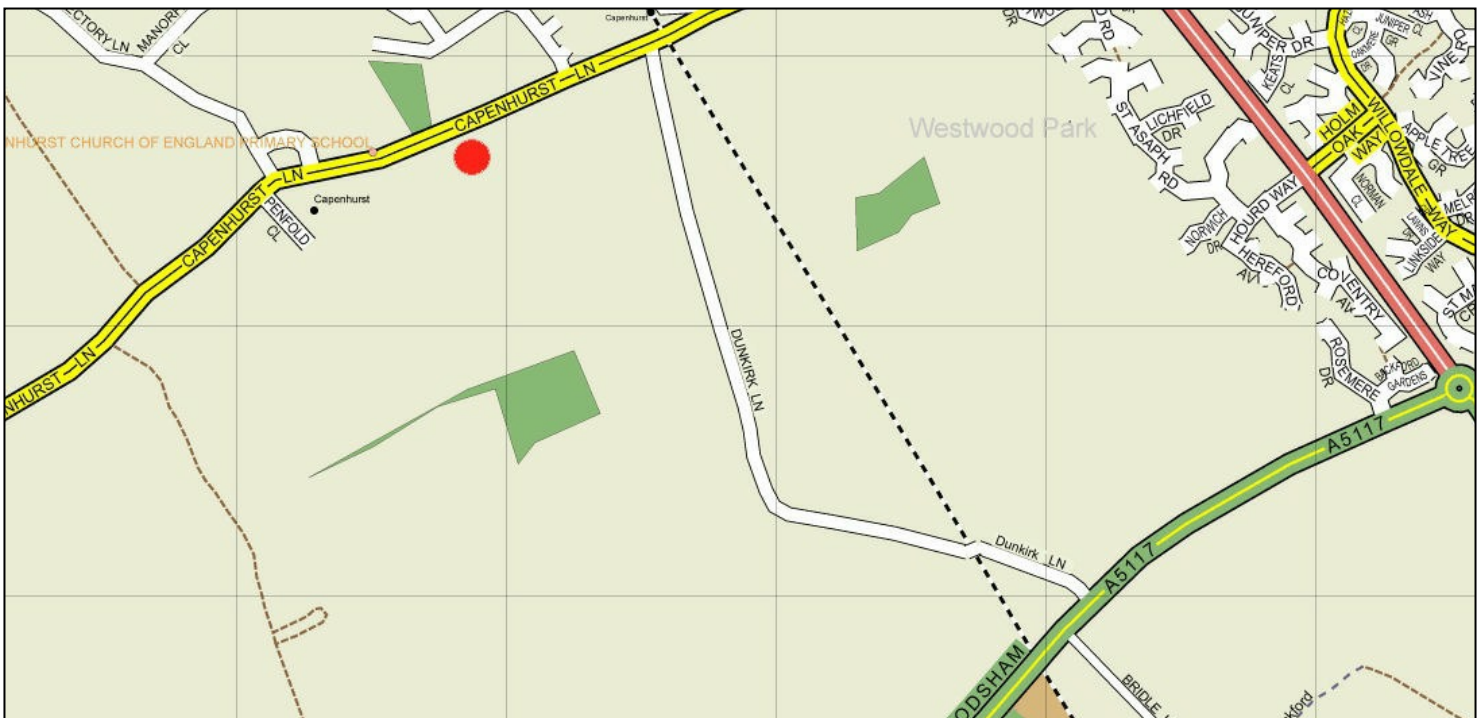
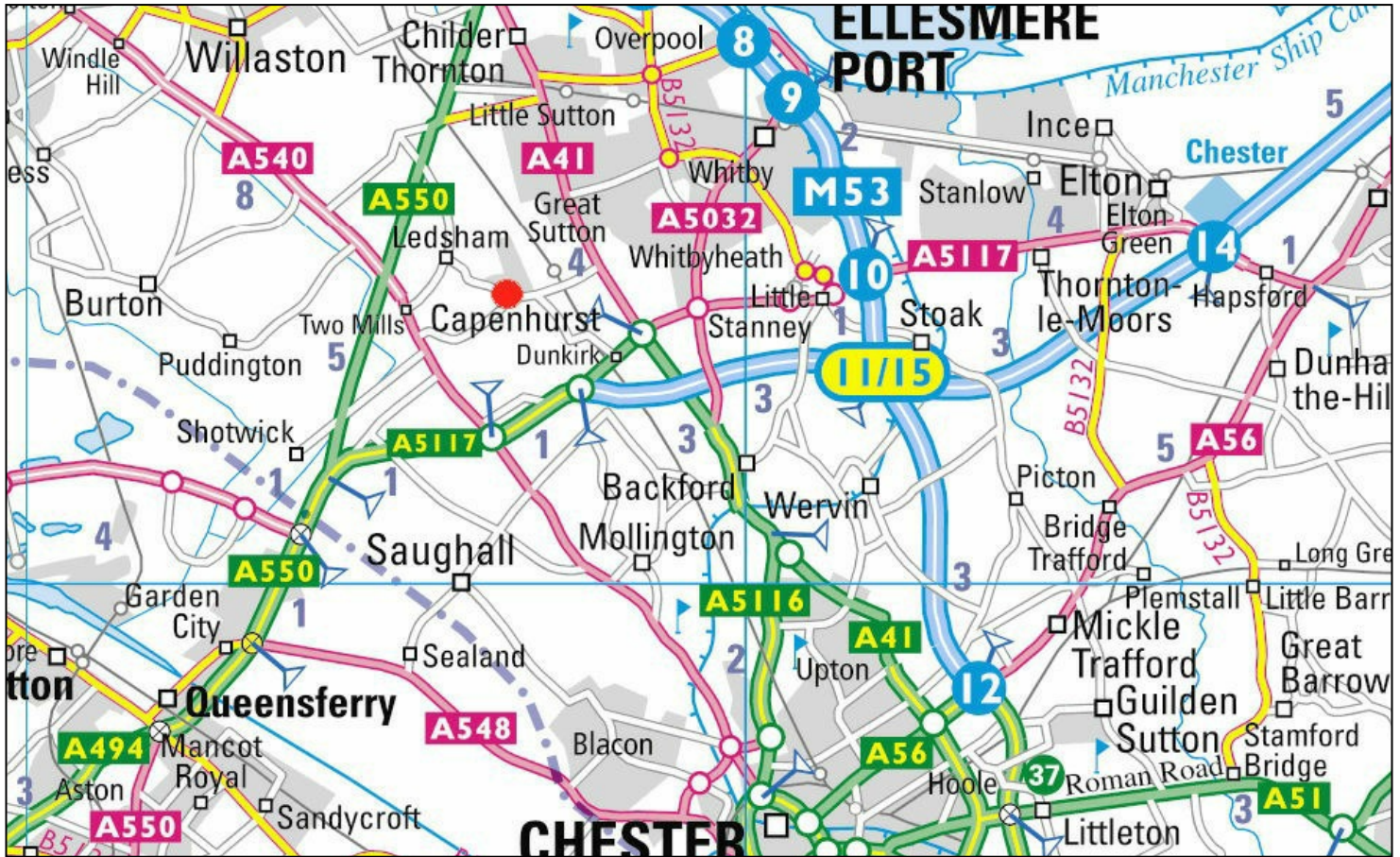
Will Sadler
 01244 408219 / 07957 562816
willsadler@legatowen.co.uk

Unit	Size (sq ft)	Rent (per annum)	Rateable Value	Rates Payable	Budget Service Charge (per year)	Availability
3	820	£10,000	£9,400	£4,700*	£360	Available



LOCATION

Church Farm Court is situated within a peaceful rural environment, approximately 6 miles from Chester and 3 miles from Ellesmere Port. The M56 motorway is a mere 5 min drive away and 10 mins from M53 motorway. Capenhurst Railway Station is within walking distance (Chester - Liverpool line with trains every 30 minutes)



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

February, 18

SUBJECT TO CONTRACT