

TO LET

LegatOwen
CHARTERED SURVEYORS

01270 621001

www.legatowen.co.uk



**Doddington Park Farm, Bridgmere,
Nantwich. CW5 7PU**

OFFICE AND STORAGE UNIT

540 sq.ft and 397 sq.ft

(50.1 sq.m and 36.88 sq.m)

RURAL LOCATION WITH AMPLE PARKING



LOCATION

Doddington Park Farm is situated off the A51 six miles south of Nantwich, near Bridgemere. Nantwich itself is a historic and prosperous market town in the heart of South Cheshire.

DESCRIPTION

The office and separate storage unit at Doddington Park Farm forms part of the converted former farm buildings providing retail, warehouse and office accommodation.

The building is of brick construction, the office has a suspended ceiling with inset lighting, carpet, kitchen and toilet facilities and upvc double glazed windows. The storage unit has a concrete floor.

TERMS

Either premises is available on a new full repairing and insuring lease for a term to be agreed.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):-

- Unit F - Office - 540 sq.ft (50.10 sq.m)
- Unit A1 - Storage - 397 sq.ft (36.88 sq.m)

RENT

- Unit F - £5,400 per annum
- Unit A1 - £1,200 per annum

RATEABLE VALUE

- Unit F - £3,600
- Unit A1 - £2,222

CAR PARKING

There is ample car parking on site which tenants have a right to park in.

UTILITIES

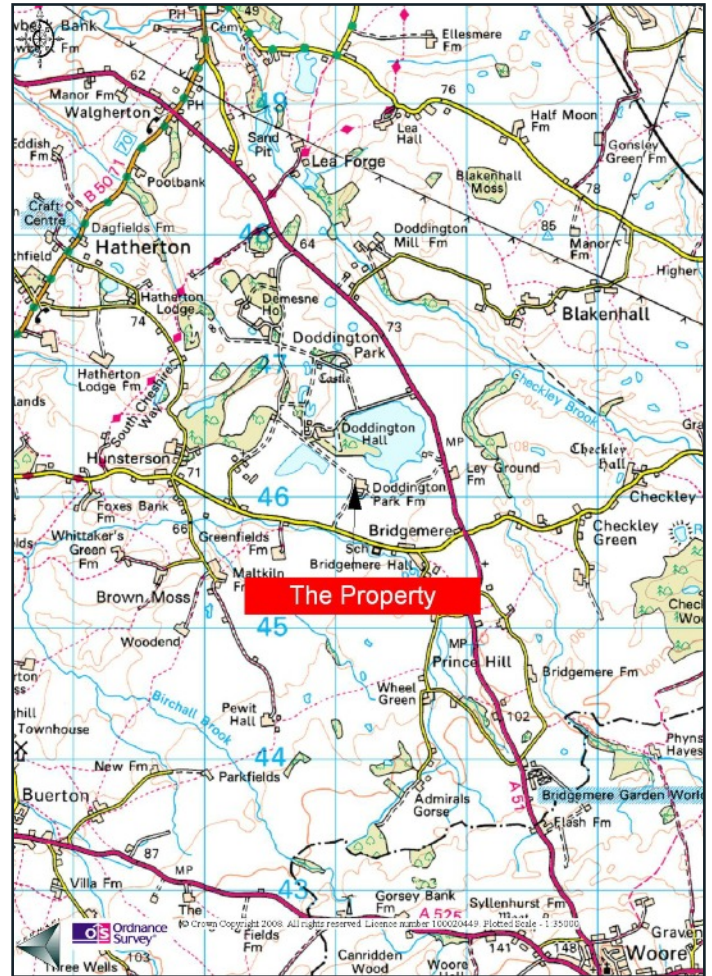
The units have separate meters and charges are paid direct to the landlord

ENERGY PERFORMANCE CERTIFICATE

The EPC is available to view in our office

LEGAL COSTS

The ingoing tenant to be responsible for the payment of the landlords legal costs involved.



VAT

VAT if applicable is payable at the standard rate.

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.

VIEWING

Strictly by appointment with Legat Owen.

Contact Karen Kilcourse

Telephone: 01270 621001

Email: karenkilcourse@legatowen.co.uk

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December, 16

SUBJECT TO CONTRACT

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