

# TO LET

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



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

OFFICES FROM

**505 sq.ft and 555 sq.ft**

**(46.7 sq.m and 51.75 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 (6<sup>th</sup> Edition):-

- Unit F - Office - 505 sq.ft (46.7 sq.m)
- Unit D - Office - 555 sq.ft (51.57 sq.m)

## RENT

- Unit F - £5,000 per annum
- Unit D - £5,500 per annum

## BUSINESS RATES

	Rateable Value	Rates Payable
Unit F	- £3,600	£1,677.60
Unit D	- £4,000	£1,864.00

Both premises benefit from small business rate relief. If the property is the only premises for your business you will be entitled to 100% relief from business rates.

## CAR PARKING

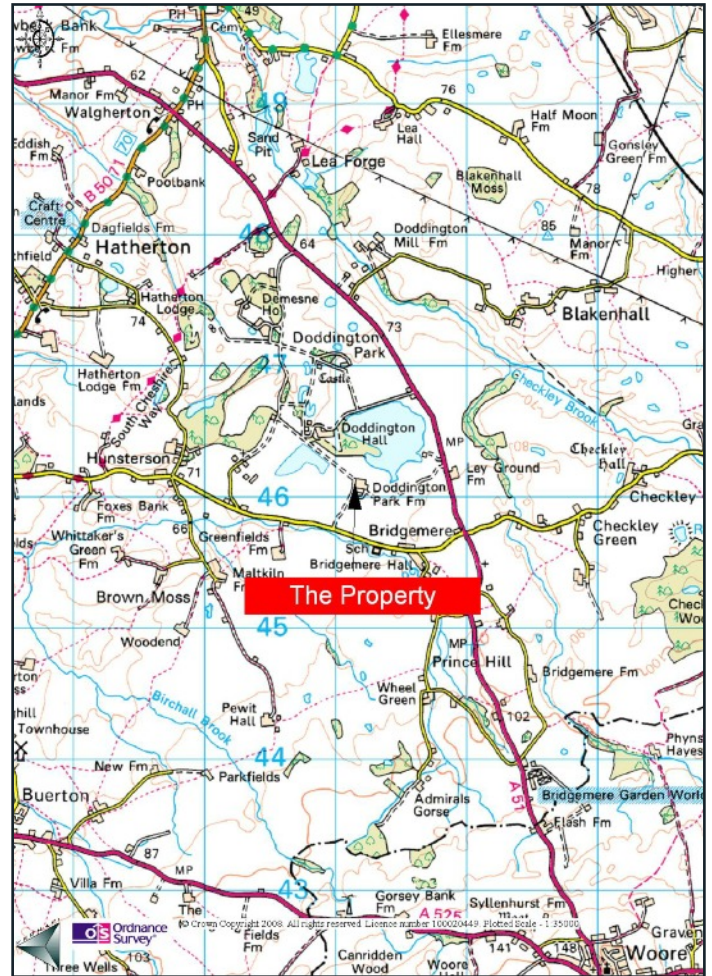
There is ample car parking on site which tenants have a right to park in.

## 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 incoming 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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May, 17

**SUBJECT TO CONTRACT**

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