



## Unit 2, Baddiley Hall Farm Baddiley Hall Lane

2616.00 sq ft

Baddiley, Nantwich, CW5 8BS

£10,200 Per Annum

A detached storage unit with single phase electric and roller shutter door situated on a former farm site.



## Location

The site is located on Baddiley Hall Lane opposite a pond, just past St Micheals church and Baddiley Hall. Baddiley is a village located between Nantwich & Wrenbury.

## Accommodation

Storage Unit :2,616 sq ft (243.09 sq m)

## Services

Mains electric is believed to be connected. There is no water or gas supply to the unit.

## Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Rating

The building is not currently rated for business rates and may need assessment on occupation.

The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

## Tenure - Leasehold

Available initially on a 12 month agreement, with a possibility of a longer lease available at the end of this term.

## EPC

Energy Performance Certificate number and rating is TBC

## VAT

We have been advised VAT is applicable to this property.

## Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

## Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

## Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease. The cost of the licence agreement is £150 + vat.

## Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

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