



## Unit 2, Baddiley Hall Farm Baddiley Hall Lane

2616.00 sq ft

Baddiley, Nantwich, CW5 8BS

£12,000 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 licence 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.