



## Unit 3 Baddiley Hall Lane

Baddiley, Nantwich, CW5 8BS

£5,000 Per Annum



446.00 sq ft

A former farm building available as a storage unit with access via double doors situated on a former farm site.



## Location

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

## Accommodation

Storage Unit : 446 sq ft (41.45 sq m)

## Services

This unit has no services currently installed.

## 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

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

## 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.