



Park View Business Centre

Combermere, Whitchurch, SY13 4AL

£55,000 Per Annum



A former agricultural building which can be adapted and renovated to suit your business needs. The unit is conveniently located between Nantwich and Whitchurch on the A530 at Combermere and has its own vehicular access, water and power. Will suit a variety of businesses looking for storage or light industrial uses.



- Warehouse / Workshop Space
- 18,471 Sq ft (1716 Sq m)
- Suit a variety of uses (STPP)
- On Business Park
- Good access to the A41
- Close to Whitchurch and Nantwich

Description

A former agricultural building of steel portal frame construction under a pitched steel profile roof. The property can be adapted and renovated to suit your business needs with the addition of roller shutter doors, insulated cladding and power and lighting options.

Currently the premises are suitable for general storage use, the rent of £3 per square foot assumes this use with minimal alterations. Our client is happy to work with the ingoing Tenant to create a space which is tailored to the needs and requirements of the business. There are no limits, the unit is a blank canvas and one which can be adapted to suit a variety of uses.

Location

The unit is conveniently located between Nantwich and Whitchurch on the A530 at Combermere. Sat Nav users should use post code ST13 4AL

Accommodation

GIA: 18,471 Sq ft (1716 Sq m)

Dimensions: 44m (Length) x 39 m (Width)

Services

Electric and mains water are available. WC's are available within the business Centre approximately 25 metres from the property.

Rating

Business Rates to be assessed upon occupation.

Planning

The property currently has agricultural/general storage use.

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.

Tenure

A new lease on terms to be agreed.

Where a Tenant is taking the unit 'as is' then a 3 year lease would be preferred. Alternatively, if the unit is to undergo substantial alterations then our client is seeking a minimum 5 year lease term.

Legal Costs

Each party to be responsible for their own legal costs in connection with the preparation of the lease.

Credit Check

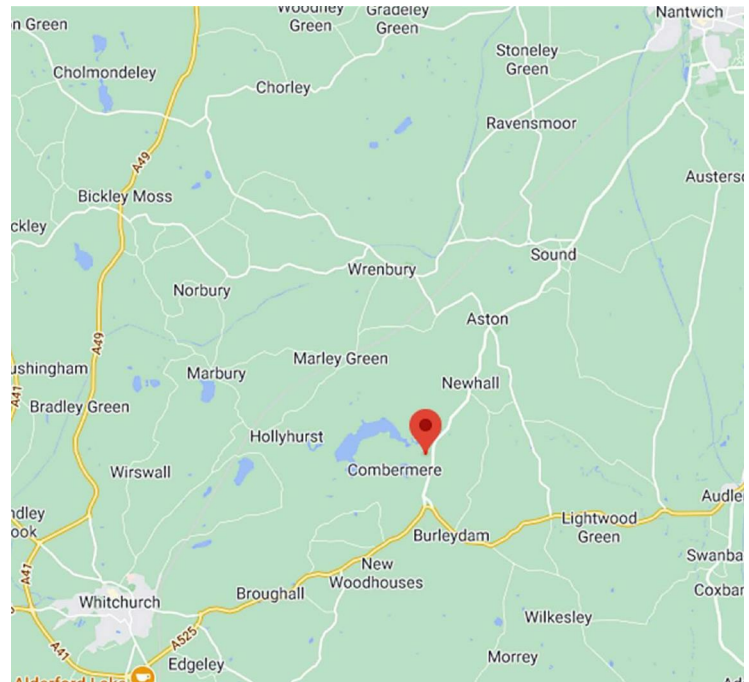
On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required 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.

VAT

VAT is applicable and will be added to the Rent.

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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