

TO LET



Unit F Doddington Park Farm, Bridgmere, Nantwich. CW5 7PU

OFFICE

505 Sq Ft

(46.7 Sq M)



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 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.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):-

Unit F is 505 sq.ft (46.7 sq.m)

RENT

The premises are available on a new full repairing and insuring lease for a term to be agreed at a quoting rental of £5,150 per annum. VAT is charged at the standard rate

BUSINESS RATES

We are advised by Cheshire East Rating Department that the premises has a Rateable Value of £3,600 with a Rates Payable of £1,677.60

The 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

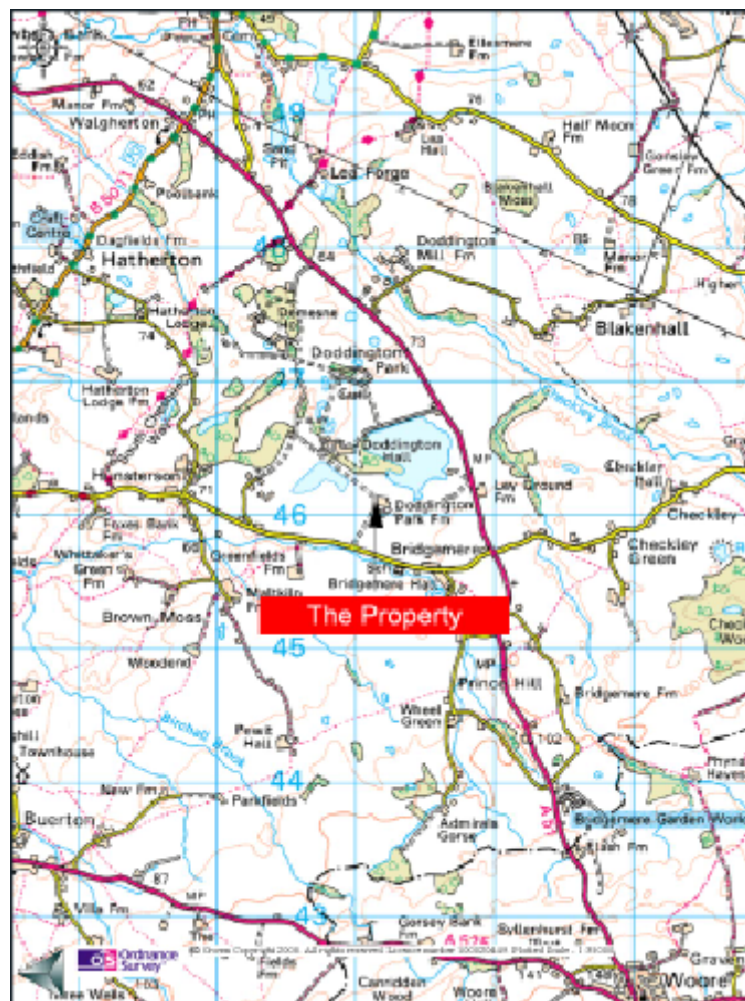
The premises has an EPC rating of C-67

LEGAL COSTS

The ingoing tenant to be responsible for the payment of the landlords legal costs involved.

CODE OF LEASING PRACTICE

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented



VIEWING

Strictly by appointment with Legat Owen
Contact: Hannah Baker Telephone: 01270 621009
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