

**TO LET**

Open Plan Workshop and Storage

Brief description

120.87 Sq M (1,302 Sq Ft)



**The Workshop at Haughton Hall**  
Hall Lane, Haughton



# THE WORKSHOP AT HAUGHTON HALL



**The Workshop, Haughton Hall, Hall Lane, Haughton, Tarporley, CW6 9RH**



**Generous Workshop Space with Additional Storage Rooms in an Enclosed Gated Yard.**

- Generous Open Accommodation
- Workshop and Storage Space
- Self-Contained with WC Facility
- Enclosed-Fenced Yard
- 120.87 Sq M (1,302 Sq Ft)



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**Approximate Travel Distances**



**Locations**

- Nantwich 5 miles
- Tarporley 6.5 miles

**Sat Nav Post Code**

- CW6 9RH

## Description

The property consists of an open workshop area with concrete floor, brick walls and timber roof which connects through to a small storage room and also to a garage area with brick laid floor. There is an additional storage area provided within a former livestock shed, accessed from the yard area. The buildings provide a generous space potentially suitable for a wide range of uses.

The property sits within its own enclosed yard, with double garage doors providing access to both the workshop and garage. A WC facility has been constructed within the yard for the prospective tenant.

## Accommodation

Description	Sq M	Sq Ft
Garage	21.89	236
Workshop	62.42	672
Store	17.52	189
Adjacent Store	19.03	205
<b>Total</b>	<b>120.87</b>	<b>1,302</b>

## Location

The workshop is situated next to the Grade II Listed Haughton Hall, in an idyllic rural situation. Hall lane connects via Long Lane to the A534 in the south and A49 to the west.

## Rental Price

£9,000 per annum exclusive

## Tenure

The premises are available by way of a new lease on Fully Repairing and Insuring Terms for a period to be agreed.

## Business Rates

The premises are not currently assessed for business rates. The tenant will be responsible for payment of any rates levied.

## Services

We understand that mains electricity and water are available. The agents do not test these services and any interested parties should check their connection and adequacy.

## Legal Costs

A contribution will be payable towards the Landlord's legal costs.

## Service Charge

A service charge will be levied to cover the maintenance of any common areas.

## EPC

The EPC is currently pending. Further information will be available.

## Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## Referencing

References will be required. Any cost incurred will be payable by the applicant, whether they are successful or not.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

## Viewings

By prior arrangement with the agent.



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