

3 UNITS TO LET

HULSE FARM – LACH DENNIS

SELBY RURAL

- ☞ HULSE FARM, HULSE LANE, LACH DENNIS, NORTHWICH CW9 7TF
- ☞ 3 UNITS AVAILABLE AS WHOLE OR INDIVIDUALLY
- ☞ FLEXIBLE TERMS
- ☞ AVAILABLE BEGINNING JUNE
- ☞ SINGLE PHASE ELECTRICITY
- ☞ UNIT 1 – 297m² / 3196 ft²
- ☞ UNIT 2 – 215m² / 2314 ft²
- ☞ UNIT 3 - 336m² / 3616 ft²



LOCATION

Hulse Farm is in a rural setting on the outskirts of Lach Dennis, Northwich set in the heart of the Cheshire countryside. The three former agricultural buildings have been converted into attractive, useful buildings that could be utilised for several purposes (subject to planning). The buildings are set in a peaceful rural environment with good links by road, rail and air.

DESCRIPTION

Unit 1 is a steel portal frame building, under a box profile roof with box profile cladding and a concrete floor. The building has the benefit of a 3.6 metre (12ft) wide roller shutter door and a further sliding door. 22.11 x 13.46 m (297m² / 3196 ft²).

SELBY RURAL

Unit 2 is a former shippon of red brick construction under an attractive steel framed roof and fibre cement roof. The floor is concrete. The building is accessed to the front via a sliding metal double door. 21.01 x 10.25m (215m² / 2314 ft²).

Unit 3 is adjacent to unit 2. The building is a former cattle shippon, of a steel portal frame, block work walls and box profile cladding under a fibre cement roof. The floor is concrete. The building is accessed via a pedestrian access and has the benefit of a large double sheeted gate access. It is worth noting both units 2 and 3 can currently accessed between one another, if let separately this access would be blocked up. 22.57 x 14.89 m (336m² / 3616 ft²).



LEASE TERMS

Unit 1 - £19,176 pa
Unit 2 - £13,884 pa
Unit 3 - £21,696 pa
Three-year lease subject to the Landlord and Tenant Act 1954.

RATEABLE VALUE

Unit 2 has a rateable value of £7,200. The Tenant/ Tenants will be liable for all business rates.





VAT

There is no VAT chargeable on the rent.

SERVICES

Electricity is in addition to the monthly rent.

EPC

All units have an energy performance rating of D.

PLANNING

It is worth noting the units are subject to a planning condition stating, “the premises shall be used for the retail of household and garden furniture only and for no other purpose”. The Landlord will assist with any planning matters if they arise.

FACILITIES

There is a shared toilet available, shared with the owners of the premises.

VIEWING

To be arranged through the agent – Tom Selby
01829 423 183 or 07590614002.



Produced on Apr 27, 2023.
© Crown copyright and database right 2023 (licence number 100059532)

10 m
Scale 1:500 (at A4)
N

+44 (0) 1829 423183
info@selbyrural.co.uk
selbyrural.co.uk

SELBY RURAL LLP.

The Old Dairy, Golborne Hall, Milton Green, Tattenhall, Chester CH3 9DR
Company Registration No: OC443381

