

3 COMMERCIAL UNITS & YARD TO LET HILL FARM— NANTWICH

HILL FARM | WHITCHURCH ROAD | BROOMHALL | NANTWICH | CW5 8BZ



- AVAILABLE NOW
- 3 PHASE ELECTRIC
- UNIT 1 - 4050 sq ft (376m²) £16,200 per annum (£1,350 pcm)
- UNIT 2—3120 sq ft (299m²) - £12,000 per annum (£1,000 pcm)
- UNIT 3—8190 sq ft (760 m²) £25,000 per annum (£2,083 pcm)
- OPEN YARD—POA

DESCRIPTION

Unit 1 is a steel portal frame building, under a fibre cement roof with box profile and Yorkshire boarding cladding. The building is currently open fronted however the owner can erect a door to make the building secure. The building has the benefit of single phase, however three phase can be installed. (90ft x 45ft).

Unit 2 is a steel portal frame building under a fibre cement roof, box profile clad walls with block work walls. The building currently forms part of Unit 3 and will be split. The building is accessed via a large sheeted door and has the benefit of single and three phase electricity. (40ft x 78ft).

Unit 3 is a steel portal frame building under a fibre cement roof, box profile clad walls with block work walls. The building currently forms part of Unit 2 and will be split. A new sheeted door would be provided for access. The building has the benefit of single and three phase electricity. (105 ft x 78ft).





LOCATION

Hill Farm is in a rural setting on the outskirts of Nantwich, set in the heart of the Cheshire countryside. The former agricultural buildings have been the benefit of commercial use.

The buildings are situated on a commercial yard with good links by road and rail.

LEASE TERMS

UNIT 1—£16,200 pa

UNIT 2—£12,000 pa

UNIT 3—£25,000 pa

RATEABLE VALUE

There are currently no business rates, however the occupier will be liable for any business rates if the building is rated .

VAT

There is no VAT chargeable on the rent





SERVICES

Electricity is in addition to the monthly rent.

EPC

The units have the following Energy Performance Rating: B

PLANNING

Unit 1 has planning permission for a material recovery facility.

Unit 2 & 3 have planning permission for B2 (general industrial use)

The yard has planning permission for B8 (storage and distribution)

FACILITIES

There is a shared toilet available, shared with the other users of the yard and buildings.

VIEWING

By appointment with the agent.

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