

FOR SALE / TO LET

WAREHOUSE & YARD

BARONY ROAD, NANTWICH, CHESHIRE, CW5 5RE



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LOCATION

The property is located to the North of Nantwich town centre, off Barony Road, close to Reaseheath Roundabout. The location provides excellent access to the A51 and Nantwich Bypass. The access road is adjacent Emerton Roofing and Fairfax Court.

DESCRIPTION -

The site extends to 0.70 acres with an unsurfaced yard and perimeter fencing. Surrounding the site are a mixture of commercial and residential properties. There are two warehouse units onsite, a smaller workshop of brick construction under a flat roof and a larger warehouse with breeze block and single clad elevations beneath a cement sheet roof incorporating skylights.

ACCOMMODATION	SQ M	SQ FT
Workshop & ancillary stores <ul style="list-style-type: none">- 3 phase power supply- Water & Wc- Concertina door- Working Height 3.7m	108.66	1,170
Warehouse <ul style="list-style-type: none">- Breeze block & clad elevations- 3.8m eaves- Single phase power supply- Double sliding doors- LED lights- Water supply	829.14	8,925
Gross Internal Area	937.80	10,095

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RATING ASSESSMENT

The rateable value listed in the 2023 listing is £30,250. VOA link [Summary valuation - Valuation Office Agency - GOV.UK](https://www.gov.uk/summary-valuation)
We would recommend that further enquiries are directed to the Local Rating Authority (Cheshire East Council).

PLANNING

The site has been used for warehouse storage for over 40 years. Interested parties are advised to make their enquiries of the Local Planning Authority (Cheshire East Council).

TENURE

Freehold with vacant possession or to rent on a new lease on terms to be agreed and maybe excluded from the Landlord & Tenant Act.

PRICE / RENT

£550,000 or £50,000 per annum.

EPC

NA.

VAT

All prices and rent are quoted exclusive of VAT which is not applicable.

SERVICES

Mains electric and water are available and interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

Each party to cover their own costs on a sale or the ingoing Tenant is responsible for the Landlord's reasonable legal costs for the preparation of the Lease.

CONTACT

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