



- CLEAN INDUSTRIAL WAREHOUSE
- RURAL LOCATION WITH NEIGHBOURING TIMBER YARD & DOG BOARDING KENNELS
- INCLUDES MEZZANINE FLOOR WHICH COULD BE CONVERTED TO OFFICES
- APPROXIMATELY 2000 FT² (185.8 m²)

Unit at Country Rustics

Swettenham Road, Swettenham, Congleton, Cheshire
CW12 2JY

Rental: Annual Rental Of £15,000



Available at £1,250pcm (£15,000pa) - no VAT payable on rent.

A clean industrial / warehousing unit.

The internal area including mezzanine floor amounts to 2000 ft² (185.8 m²). Extra external space subject to negotiation for parking, storage etc.

Location: Situated in a pleasant rural area close to other business, a short distance from Congleton town centre, convenient for the M6 motorway.

The site is entered by a private driveway, which is wide enough to accommodate HGV's.

The accommodation briefly comprises

(all dimensions are approximate)

FRONT : Service yard to roller shutter door measuring 10'6" x 10'0" (3.21m x 3.05m)

WAREHOUSE AREA 39' 0" x 39' 0" (11.88m x 11.88m): Part lower height to accommodate mezzanine floor. Three phase electricity supply. Electrical lighting. Pedestrian door to front and rear (emergency exit). No heating.

MEZZANINE AREA 39' 0" x 39' 0" (11.88m x 11.88m): Windows.

USAGE : It has been used as a joinery workshop and storage. Subject to agreement it could be used for alternative businesses. The tenants are to make their own enquiries to Cheshire East planning department to enquire about alternative use.

LEASE DETAILS : The landlord has a preference for a full repairing and insuring lease. Terms by negotiation. As is customary the tenant is to pay the landlord reasonable legal costs in the draft of the lease. A guarantor will be required.

SERVICES : W.C. Shared use, mains electricity and water by agreement.

RATEABLE VALUE : TBC. Presently the building forms part of a large unit, when split we are of the opinion the rateable value will be below £12,000 per annum, therefore subject to the terms the unit could claim small business rate relief which possibly could be

rates free. The tenant must make their own enquiries to ascertain the rating liability.

VIEWING : Strictly by appointment through the sole letting agent **TIMOTHY A BROWN.**

PROOF OF IDENTITY: To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Timothy A Brown.

CREDIT CHECK: On agreed terms the ingoing tenant will be required to pay a fee of £85 to Timothy A Brown for the application and collation of references and credit data from a third party. The application process will, under normal circumstances, take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 2JY

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Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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