



## Commercial Unit Hill Farm, Whitchurch Road

Broomhall, Nantwich, CW5 8BZ

£2,000 Per month



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## Summary

Available NOW \*ALL UNITS AVAILABLE AND CAN BE RENTED TOGETHER FOR A DISCOUNTED PRICE\*

Introducing Hill Farm, a wonderful commercial opportunity set in a picturesque rural setting on the outskirts of Nantwich, nestled in the heart of the stunning Cheshire countryside. This former agricultural estate has been repurposed for commercial use, offering a unique opportunity for those looking for a peaceful and versatile space.

With three units available, two of which are brand new, the possibilities are endless.

Situated on a spacious commercial yard, Hill Farm boasts easy access to major transportation routes by both road and rail, making it convenient for commuting or business purposes. The tranquil surroundings provide a perfect balance between work and relaxation, creating an ideal setting for a variety of ventures.

Surrounded by the beauty of the Cheshire countryside, Tenants of Hill Farm can enjoy nearby points of interest such as quaint village shops, charming country pubs, and picturesque walking trails. With its perfect blend of tranquility and accessibility, Hill Farm offers a truly unique opportunity for commercial endeavors in a truly idyllic location.

## Lettings

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees,

and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy

## Unit One

65'5" x 30'6" (19.95 x 9.31)

Available at £2000 PCM - Boasting a fibre cement roof and a concrete floor perfect for a variety of businesses. The yard, measuring an impressive 14.07 x 15.28M is perfect for outdoor storage.

## Unit Two

30'2" x 58'5" (9.21 x 17.82)

Available at £1850 PCM - Roof made from box profile anti-drip sheets and a solid concrete floor, offering a blend of durability and modern style.

## Office Space

28'9" x 19'0" (8.77 x 5.81)

Available at £1250 PCM Two Spacious offices available, ideal for a variety of uses. With an insulated roof and concrete floor, this property boasts various electric points and the flexibility to add water supply as needed.

## Communal Facilities

Communal toilets and parking are available which are shared across the site.

## Local Authority & Current Ratable Value

Cheshire East - There are currently no business

rates being applied, however the Tenant will be liable for any business rates if the building is rated.

### VAT

There is zero VAT chargeable on the rent

### EPC Rating

Current Rating: B

### Viewing

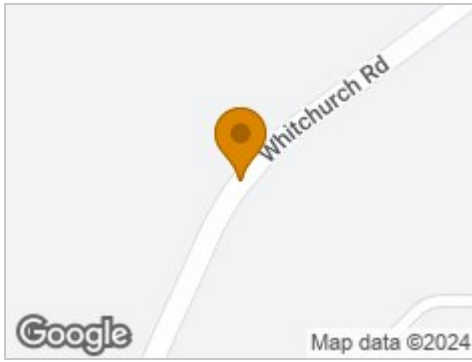
Strictly by appointment only. Call New Adventure Homes today!

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## Road Map



## Hybrid Map



## Terrain Map



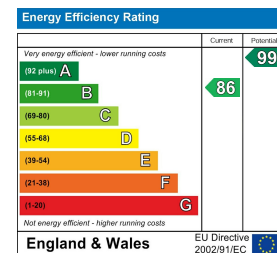
## Floor Plan



## Viewing

Please contact our New Adventure Homes Lettings Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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