



# TO LET

**Oak Farm Buildings, Chester Road, Aldford, Chester, CH3 6HJ**

Offices / showroom / storage  
3,225 sq ft (299.61 sq m)

**LegatOwen**  
CHARTERED SURVEYORS



## Description

The property comprises converted barns in the centre of Aldford previously used as kitchen showroom and benefits from:

- Ancillary offices
- Workshop and storage
- Suitable for a variety of uses
- Parking to the front and rear

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

	NIA sqm	NIA sqft
Ground Floor Showroom	85	915
First Floor Offices	83.14	895
2x Garages	46.45	500
First Floor Storage	85	915
<b>Total</b>	<b>299.61</b>	<b>3,225</b>

## Terms

The property is available on a full repairing lease for a minimum term of 3 years.

## Rent

The rent is £20,000 per annum payable quarterly in advance.

## Rent Deposit

A 3 month rent deposit will be requested.

## Rent Review

Rent fixed for 3 years.

## Parking

Parking is provided to the front and rear of the property.





## Business Rates

The property has a rateable value of £9,300.

The rates payable are approximately £4,500.

The tenant is responsible for the payment of business rates.

100% Small business rates relief is available to qualifying companies.

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/7164345000>

## Building Insurance

The landlord will insure the building and recover premium from tenant circa £1,500.

## Energy Performance Certificate

The property has an EPC Rating of D78 valid to November 2028.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0690-0038-7369-0429-4092>

## Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

## Legal Costs

Each party is responsible for their own legal costs.

## VAT

All terms will be subject to VAT at the prevailing rate.

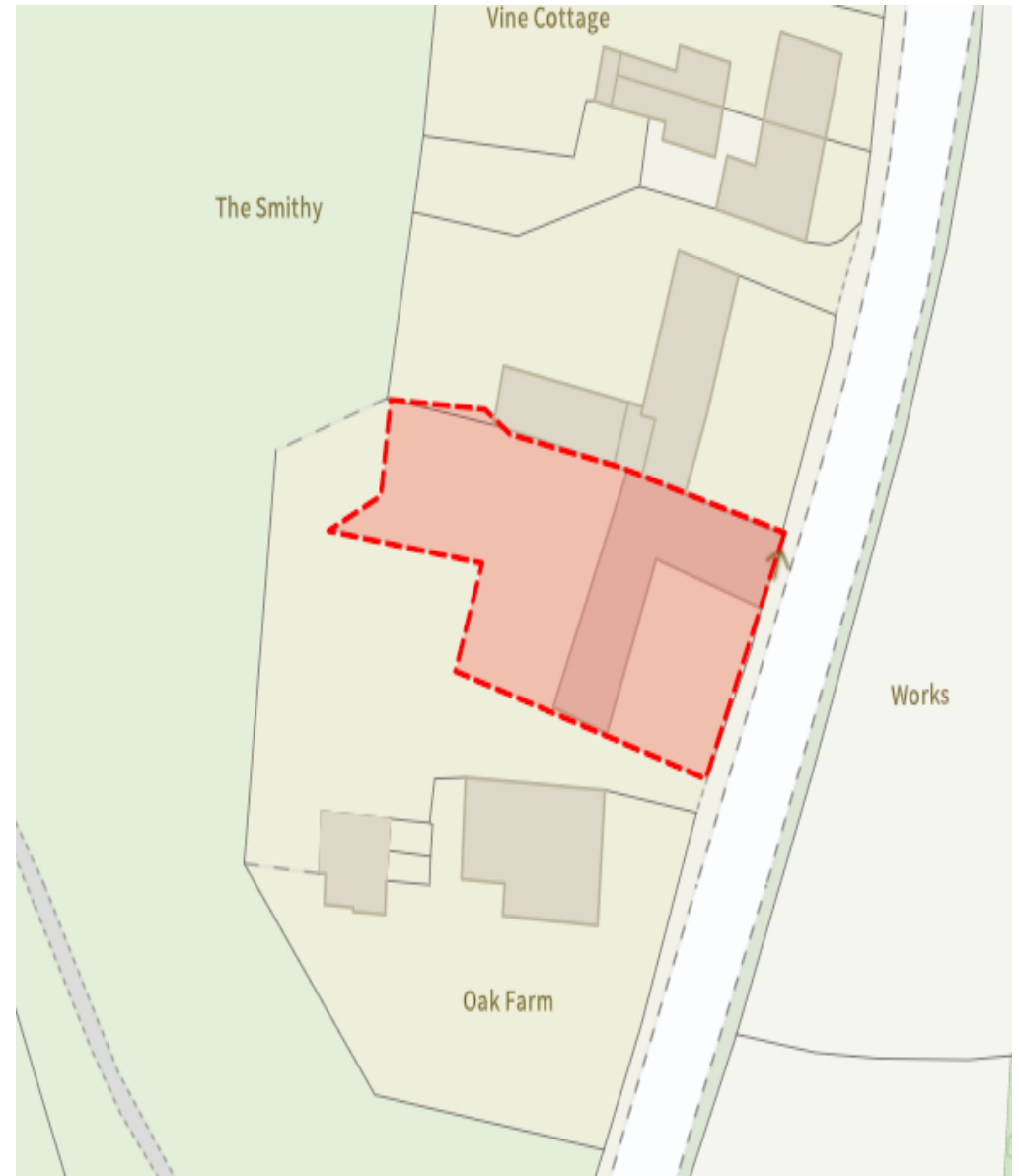
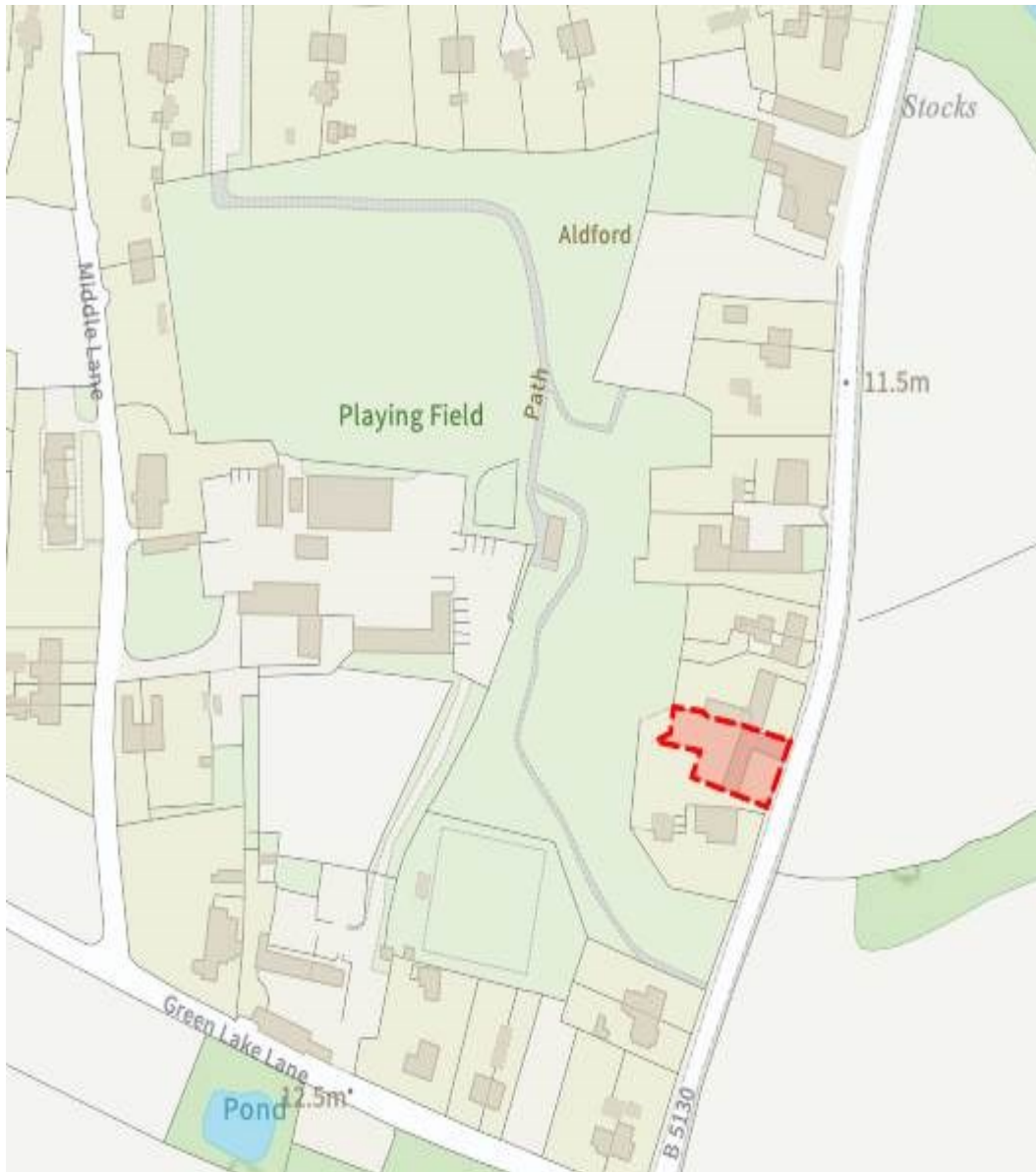
## Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#).

We recommend you obtain professional advice if you are not represented.



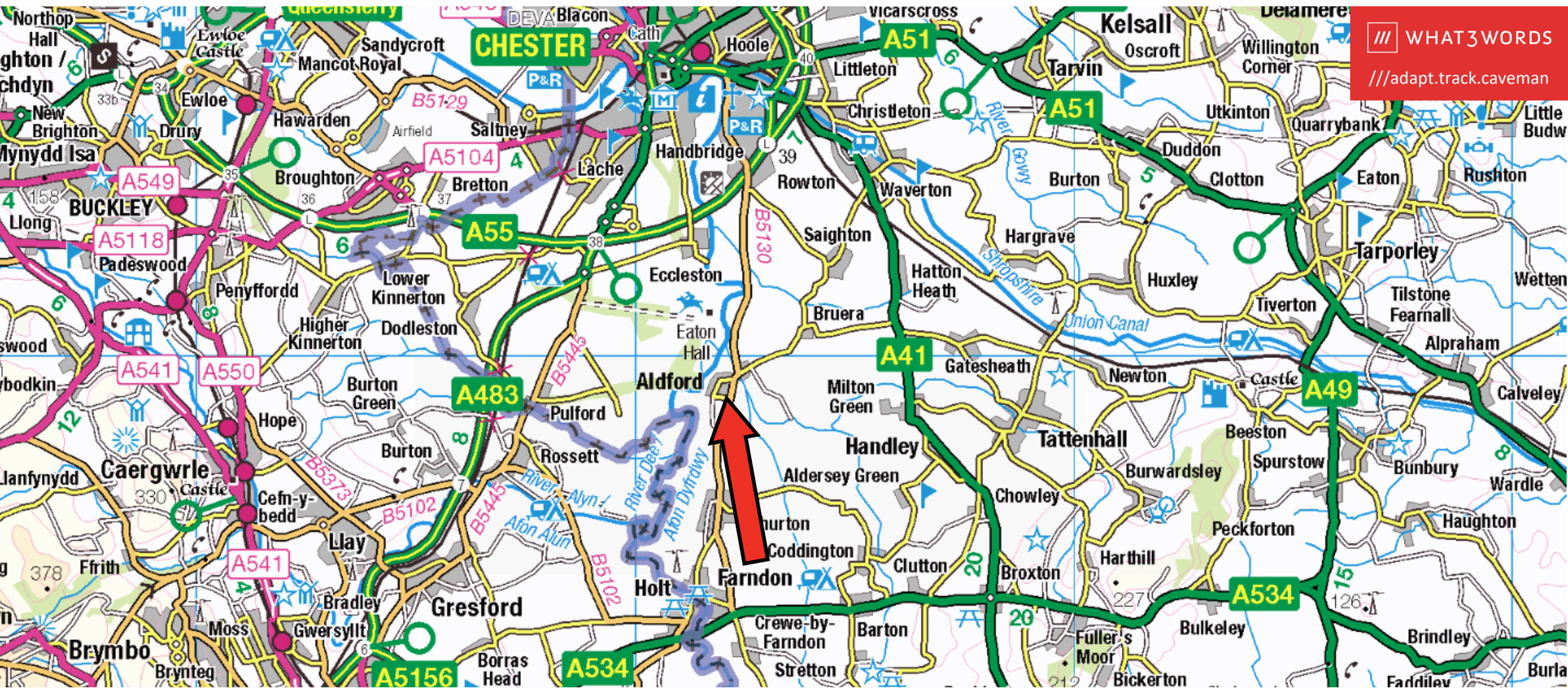






## Location

The property is located in the centre of Aldford, just along from the Grosvenor Arms. Easy access to Chester and Wrexham.



## Contact:



**Will Sadler**  
**07957 562816**  
**[willsadler@legatowen.co.uk](mailto:willsadler@legatowen.co.uk)**

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DATE PREPARED: **August 2024**

Legat Owen is a leading firm of Chartered Surveyors with over 30 staff in Chester and Nantwich. Our services include the following:



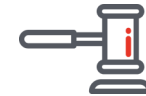
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Building Surveying



Development



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