



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
Total	299.61	3,225

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 C-72 valid to July 2033.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0951-0461-3690-2914-7435>

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

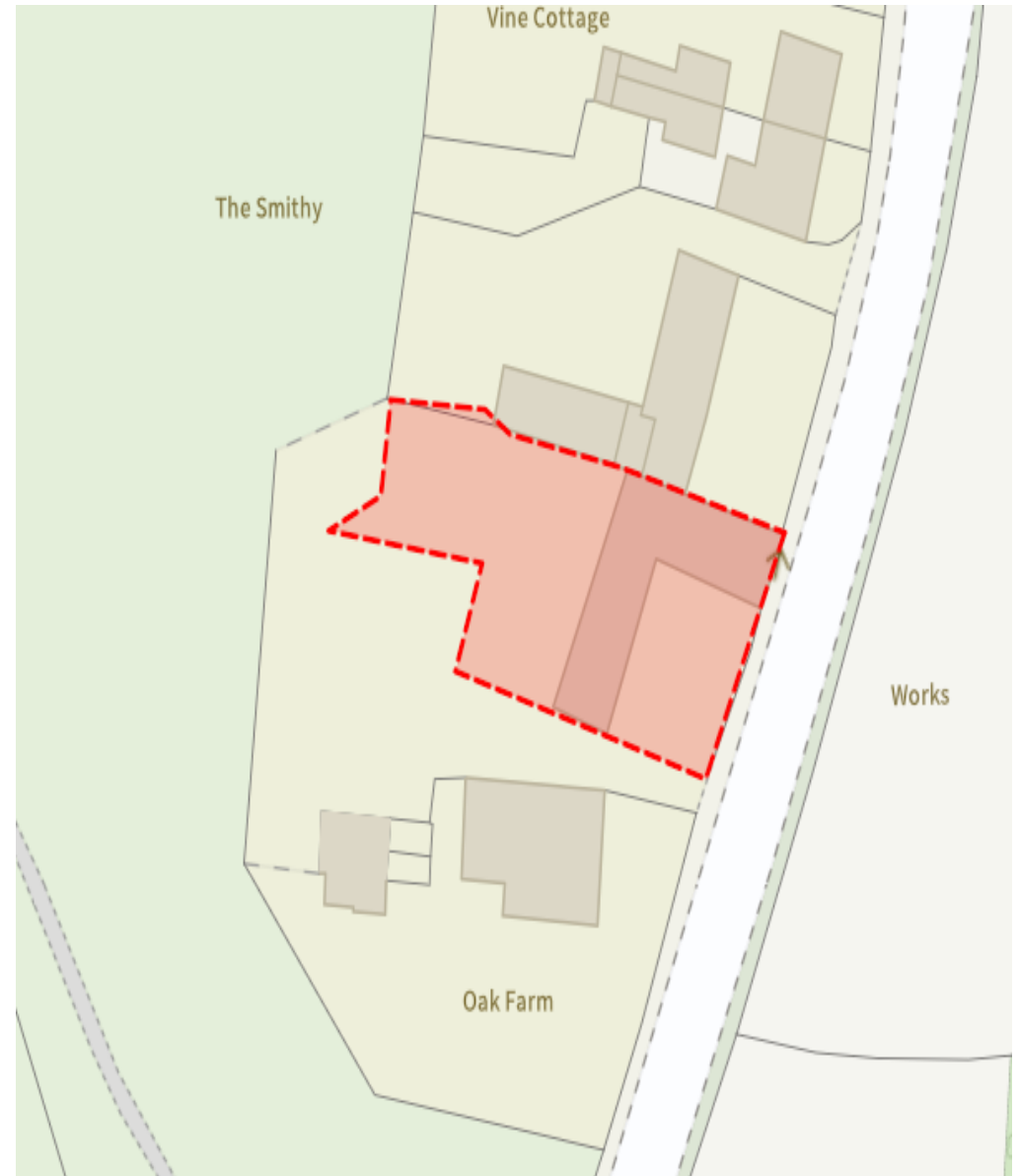
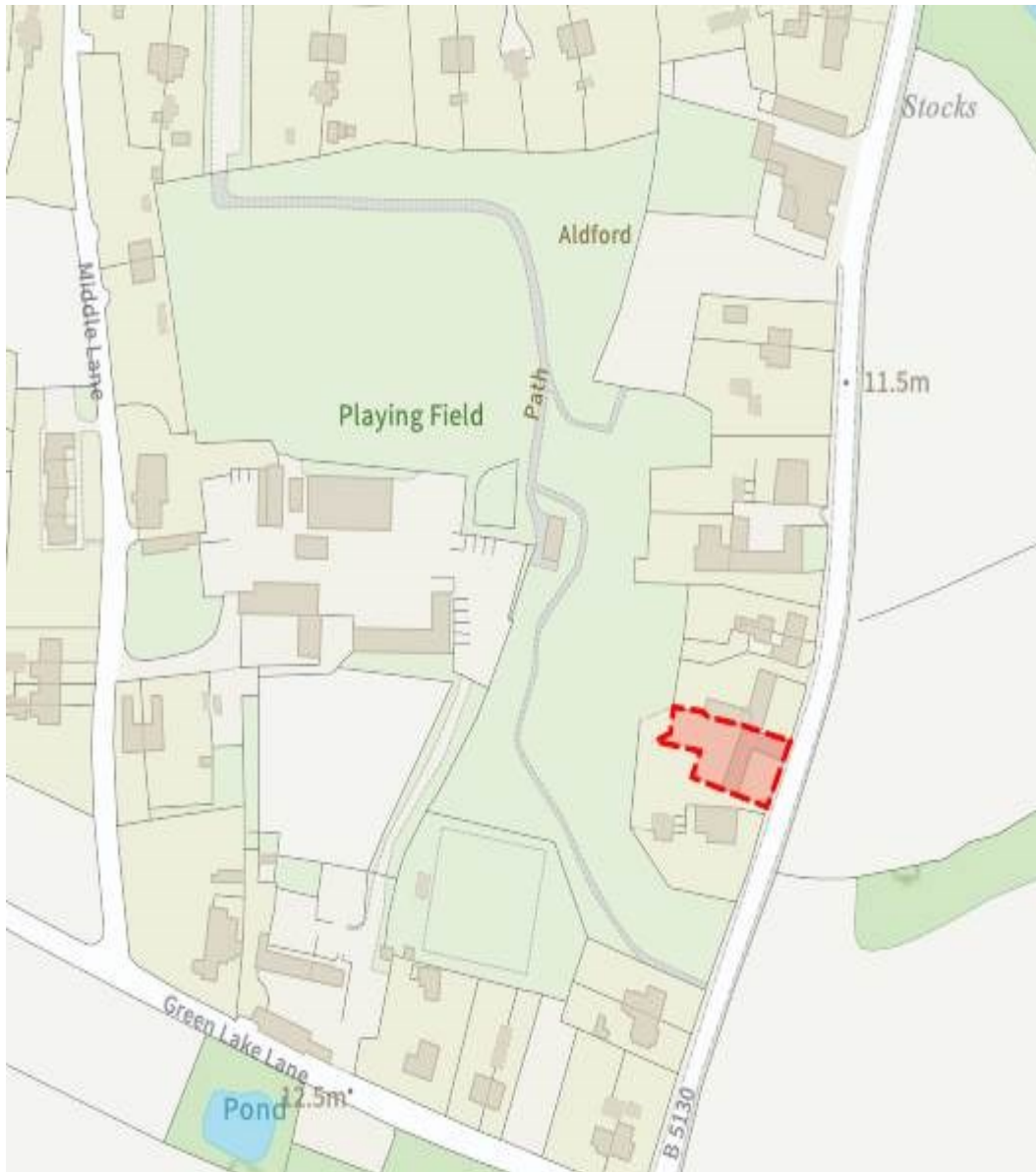
Please be aware of the RICS Code for Leasing Business Premises which is found [here](#).

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

Anti-Money Laundering Regulations

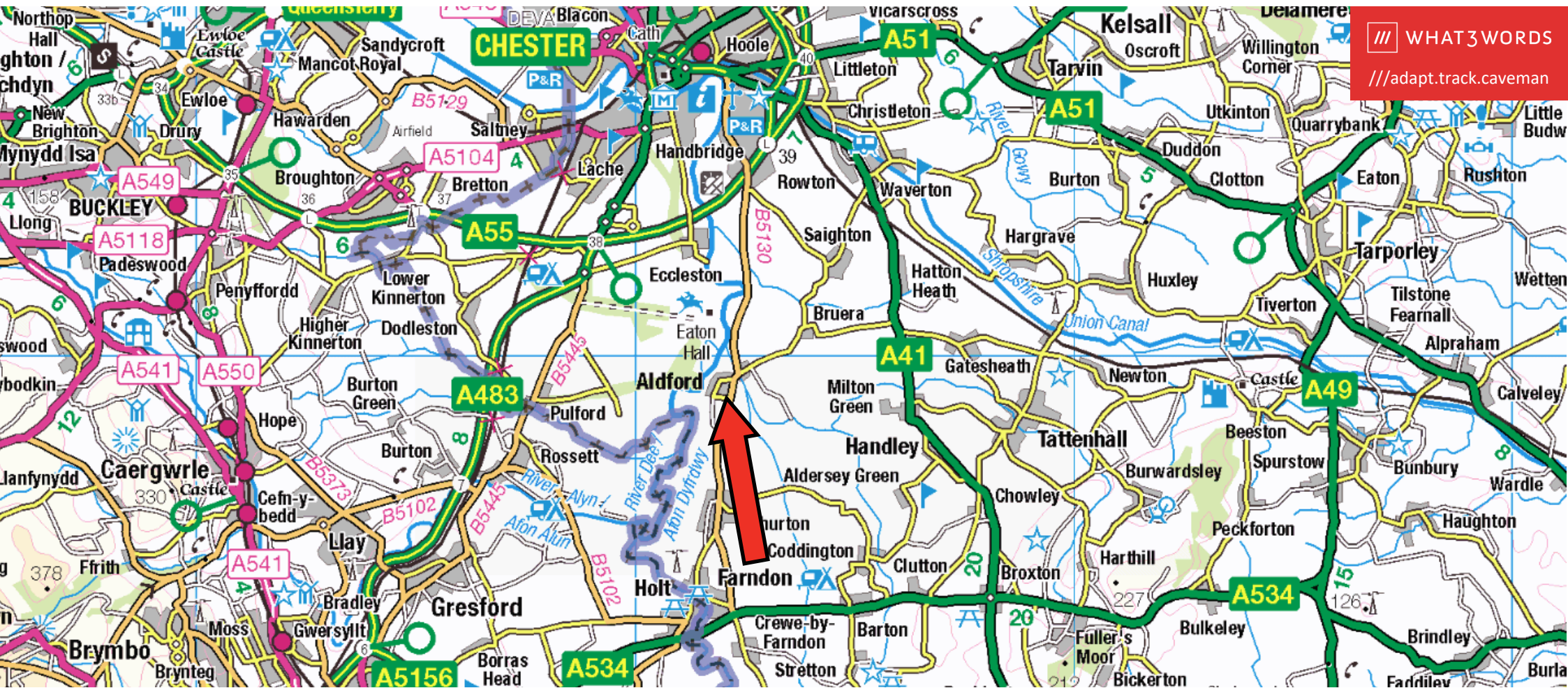
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.





Location

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



Contact:



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MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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:



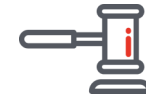
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

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