

TWO COMMERCIAL UNITS WITH YARDS TO LET

HOLMES CHAPEL ROAD — BRERETON GREEN

UNITS AT HOLMES CHAPEL ROAD | BRERETON GREEN | SANDBACH | CW11 1SB



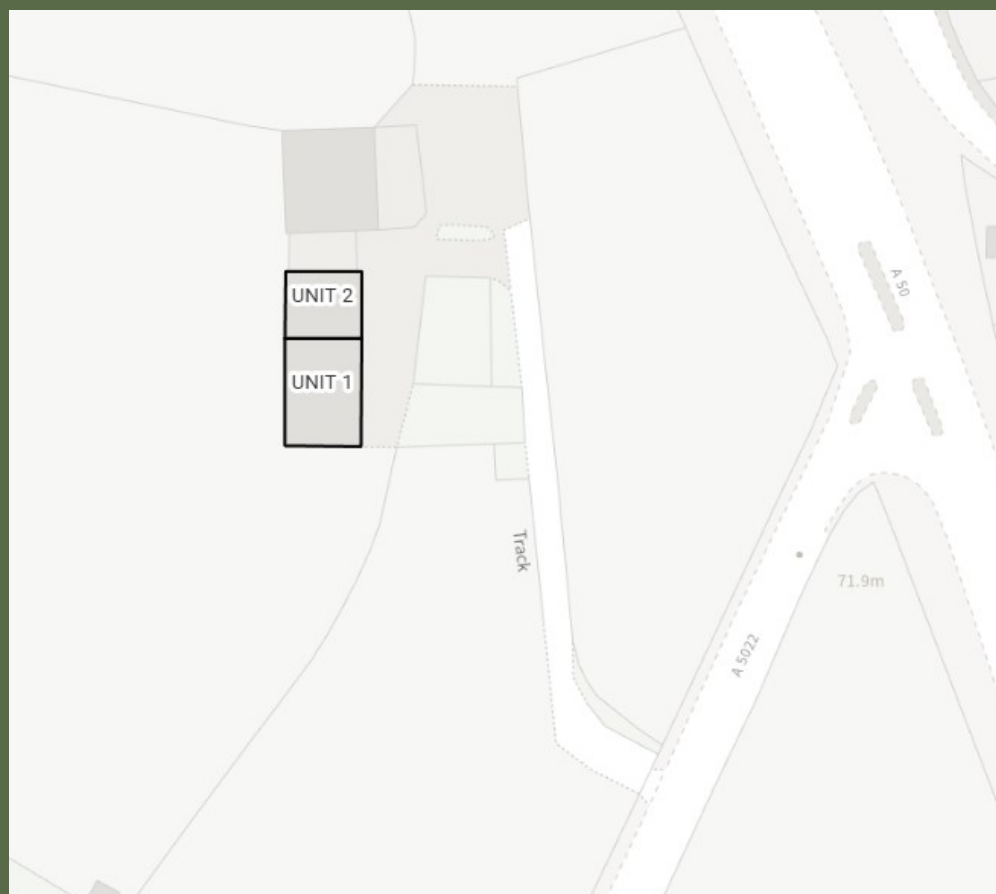
- AVAILABLE NOW
- UNIT 1— 2,200 SQ FT (£12,000 PER ANNUM)
- UNIT 2—1480 SQ FT (£7,500 PER ANNUM)
- YARD TO THE FRONT INCLUDED
- SINGLE PHASE

DESCRIPTION

Unit 1 is a steel portal frame building, under a fibre cement roof with box profile cladding and brick walls. The building has the benefit of a central 20ft wide roller shutter door and single pedestrian door. The building is served with a single phase electricity and a mains water supply. The unit has a fitted sink and 3 double sockets. (60ft x 37ft).

Unit 2 is a steel portal frame building, under a fibre cement roof with box profile cladding and brick walls. The building has the benefit of a 20ft wide roller shutter door on the left of the front elevation and single pedestrian door on the gable end. The building is served with single phase electricity and a mains water supply. The unit is fitted with 3 double sockets. (40ft x 37ft).

The units both have an open concrete yard included and a secure gate off Holmes Chapel Road.



LOCATION

The Units at Holmes Chapel Road, Brereton Green are in a rural setting on the outskirts of Sandbach and Holmes Chapel. The buildings have the benefit of commercial use.

LEASE TERMS

Unit 1— £12,000 pa

Unit 2— £7,500 pa

Rent to be paid monthly in advance.

RATEABLE VALUES

The whole site is currently rated as stables and premises. The rent is currently inclusive of any business rates. However if the units are used for any other purpose and rated separately the occupier will be liable for any business rates payable.

VAT

There is no VAT chargeable on the rent.





SERVICES

Single phase electricity to be paid in addition to the rent. Water included in the rent. To the rear of the units is a shared toilet facilities for the users of the two units.

FACILITIES

To the rear of the units is a shared toilet facilities for the users of the two units.



VIEWING

By appointment with the agent.

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