

# TO LET

WAREHOUSE & YARD

BARONY ROAD, NANTWICH, CHESHIRE, CW5 5RE



# WAREHOUSE & YARD

BARONY ROAD, NANTWICH, CHESHIRE, CW5 5RE



## LOCATION

The property is located to the North of Nantwich town centre, off Barony Road, close to Reaseheath Roundabout. The location provides excellent access to the A51 and Nantwich Bypass. The access road is adjacent Emerton Roofing and Fairfax Court.

## DESCRIPTION - [360 Tour Link](#)

The site extends to 0.70 acres with an unsurfaced yard and perimeter fencing. Surrounding the site are a mixture of commercial and residential properties. There are two warehouse units onsite, a smaller workshop of brick construction under a flat roof and a larger warehouse with breeze block and single clad elevations beneath a cement sheet roof incorporating skylights.

ACCOMMODATION	SQ M	SQ FT
Workshop & ancillary stores <ul style="list-style-type: none"> <li>- 3 phase power supply</li> <li>- Water &amp; Wc</li> <li>- Concertina door</li> <li>- Working Height 3.7m</li> </ul>	108.66	1,170
Warehouse <ul style="list-style-type: none"> <li>- Breeze block &amp; clad elevations</li> <li>- 3.8m eaves</li> <li>- Single phase power supply</li> <li>- Double sliding doors</li> <li>- LED lights</li> <li>- Water supply</li> </ul>	829.14	8,925
<b>GIA</b>	<b>937.80</b>	<b>10,095</b>

# WAREHOUSE & YARD

BARONY ROAD, NANTWICH, CHESHIRE, CW5 5RE

## RATING ASSESSMENT

Rateable Value is to be confirmed. We would recommend that further enquiries are directed to the Local Rating Authority (Cheshire East Council).

## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Cheshire East Council).

## TENURE

The property is available on a new lease on terms to be agreed, excluded from the Landlord & Tenant Act.

## RENT

£50,000 per annum.

## EPC

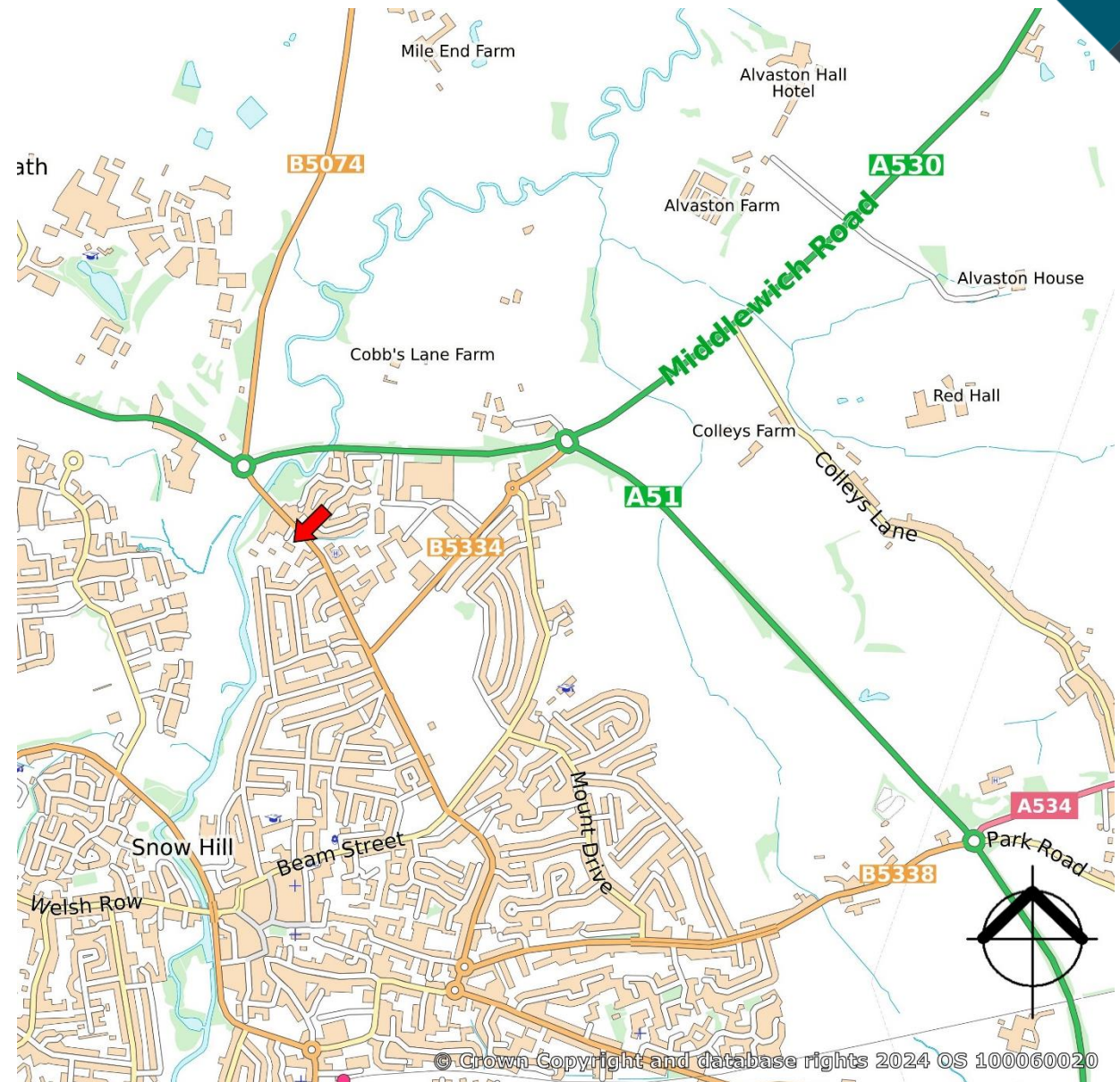
NA.

## VAT

All prices and rent are quoted exclusive of VAT which is not applicable.

## SERVICES

Mains electric and water are available and interested parties are advised to make their own investigations to satisfy themselves of their suitability.



# WAREHOUSE & YARD

BARONY ROAD, NANTWICH, CHESHIRE, CW5 5RE

## LEGAL COSTS

The ingoing Tenant is responsible for the Landlord's reasonable legal costs for the preparation of the Lease.

## CONTACT

**Rob Stevenson**

T: 01782 202294

E: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

**Mounsey Chartered Surveyors,**  
Lakeside, Festival Way, Festival  
Park, Stoke-on-Trent, ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- all rentals and prices are quoted exclusive of VAT.
- Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited



# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk) ☎ 01782 202294



## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.