



Justice Barn Offices Hall Lane

Hankelow, Audlem, CW3 0JB

£15,000 Per Annum

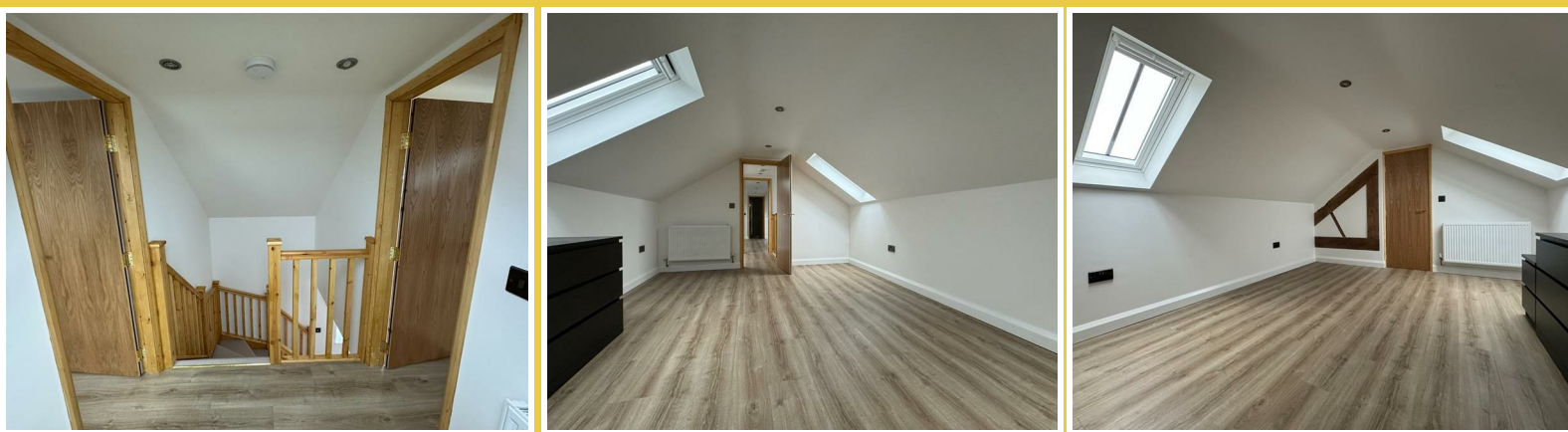
929.00 sq ft



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Description

The building is a semi-detached former barn. The offices have recently been completed offering an extremely high standard whilst retaining some of its original features. The property benefits from parking immediately in front, disabled WC at ground floor level and shower/WC's on the first floor.

Location

The property is located in open Cheshire countryside, in the village of Hankelow. The village is located approximately 1.5 miles north from the larger village of Audlem, 6 miles south of Nantwich and 8 miles north of Market Drayton.

Hall Lane is located off Audlem Road (A529), the main road which leads south into Shropshire.

Accommodation

Arranged over two floors these modern yet characterful offices would suit a business seeking space for five to ten people.

Ground Floor:

Entrance foyer/reception: 110 Sq ft (10.22 Sq m)

Left hand side office: 175 Sq ft (16.26 Sq m)

Right hand side office inc Kitchen: 295 Sq ft (27.41 Sq m)

Storage Cupboards: 14 Sq ft (1.31 Sq m)

Disabled WC

First Floor:

Landing Area: 39 Sq ft (3.62 Sq m)

Left hand side office: 119 Sq ft (11.06 Sq m)

Shower room/WC: 32 Sq ft (2.97 Sq m)

Right hand side office:: 113 Sq ft (10.50 Sq m)

Shower room/WC: 32 Sq ft (2.97 Sq m)

Total NIA: 929 Sq ft (86.30 Sq m)

Services

Oil fired Central heating. Electric and water are separately metered.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The VOA website advises the rateable value for 2023/24 is TBC. The standard non-domestic business rates multiplier is 51.2p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Leasehold

Leasehold - on new terms to be agreed from 12 months upwards. Our client would prefer a 3 year lease with 18 month mutual break option however they are flexible.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease at a cost of £395+VAT.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



Road Map



Hybrid Map



Terrain Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.