

OFFICE LETTING OPPORTUNITY- 1,000 ft²

Sheaf Farm, Broomheath Lane, Tarvin, Cheshire, CH3 8HD

PRICE ON APPLICATION

SUMMARY

A rare opportunity to occupy a single storey building for offices or other uses subject to planning.

THE BUILDING

Constructed of brick with a slate roof, the building is single storey and is partially sub-divided into a number of rooms. It has the benefit of air conditioning and a number of doors to the outside that would make setting up an office environment complying with the Covid-19 restrictions relatively straightforward.

INTERNAL MEASUREMENTS

Room 1 – 11.77 x 5.20 with two doors to exterior

Room 2 – 4.02 x 5.17 plus alcove and exterior door

Kitchen area – 3.40 x 2.30 with further exterior door

SITUATION

Located in open countryside in a delightful rural location, the buildings at Sheaf Farm have recently been used a gym but lend themselves to being office or other uses subject to planning. With the benefit of mains water, septic tank drainage, air conditioning and mains electric, any business can soon be up and running at this site.

ACCESS

The property is accessed direct off Broomheath Lane just on the outskirts of Tarvin. From the A51 roundabout at Tarvin, proceed towards Tarporley taking the second turning right signposted Stapleford/Waverton. Follow this road for approximately 1 mile and turn right into Broomheath Lane, after approximately 50 yards turn left into Platts Lane and follow along turning second right turning into the drive to Sheaf Farmhouse. The carpark and buildings are located immediately in front of you.

MAINTENANCE, REPAIR AND INSURANCE

The Tenant will also be responsible for the insurance of their contents, with the Landlord insuring the building itself.

CAR PARKING:

Tenants will have the right to occupy an area immediately adjoining the buildings as shown cross hatched blue on the plan attached.

VIEWINGS

Viewings are available upon an appointment only basis, please contact the Letting Agent on 01829 773000.

DEPOSIT

A three-month deposit will be required prior to Tenant's taking possession of the holding.

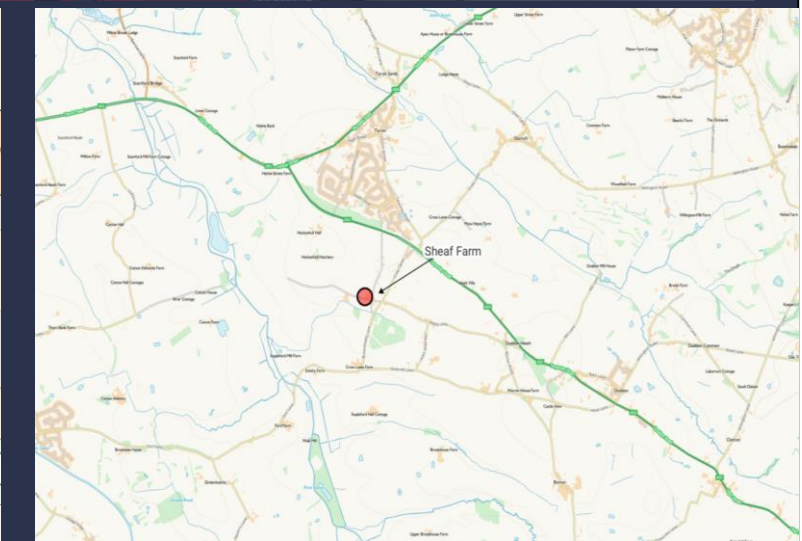
SERVICES

Mains water, private septic tank drainage and mains electric. Additional WC facilities maybe installed by agreement.

USE

The building has planning consent for office use. Other businesses require a change of use application and will enter an agreement at their own risk, terms of agreement to be agreed between the parties.

For further details please contact
Tony Rimmer or Toby Galliers on 01829 773000



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