

RORY MACK

ASSOCIATES



**UNITS 1&2 LANE ENDS FARM,
CLAY LANE, HASLINGTON,
CREWE, CHESHIRE, CW1 5SQ**

**TO LET
£49,950 PAX**

- Showroom plus large storage unit extending to GIA: 11,313 sq ft
- Customer parking on communal parking area to front and side
- Connecting door between units that can be closed off if required
- Ideal for retail outlet selling large goods
- EPC - TBC



UNITS 1&2 LANE ENDS FARM, CLAY LANE

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GENERAL DESCRIPTION

Two interconnecting steel portal frame warehouses extending to 11,313 sq ft over two rectangular sections. The units benefit from a hard standing concrete floor, 3 phase electricity and 16'9 ft clearance to eaves. The main showroom has a gross internal area of 3,608 sq ft which incorporates an office section covering 147 sq ft and a mezzanine at the rear covering 1,048 sq ft. The showroom also benefits from 5% skylight coverage and customer toilets with electric sliding customer entrance. The storage warehouse has a gross internal area of 7,705 sq ft with access from the showroom and door to front. The units can be rented together but the landlord will consider a split for the right tenant.

LOCATION

Lanes End Farm is located equidistant between Crewe and Sandbach. The unit is accessed from Clay Lane, which joins Crewe Road (A534) within 1 mile, providing excellent access to all nearby towns. Junction 17 of the M6 motorway is approximately 4 miles distance.

ACCOMMODATION

Unit 1

Total GIA 3,608 sq ft

Including offices and customer WC

Unit 2

Total GIA 7,705 sq ft

Including staff WC

Overall GIA: 11,313 sq ft

PLANNING

Unit 1 has an E class use for the sale of angling goods. Unit 2 has B8 storage for the use of angling goods. As such, any interested party wishing to use the units for alternative retail products will need planning permission. The landlord will reserve the unit for an interested party who needs planning permission, giving them time to obtain the relevant consent before completing the lease.

SERVICES

We understand that mains water, drainage and 3 phase electricity is available on site but currently operating as single phase. Please note, no services have been tested by the agents.

VAT

The rent will be subject to VAT.

BUSINESS RATES

Rateable Value: £24,750

Rates Payable: £12,350.25 pa (25/26)

TENURE

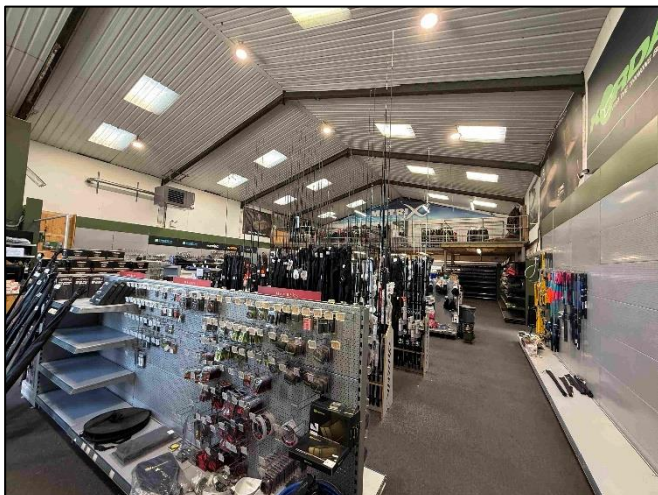
Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

ANTI MONEY LAUNDERING REGULATIONS

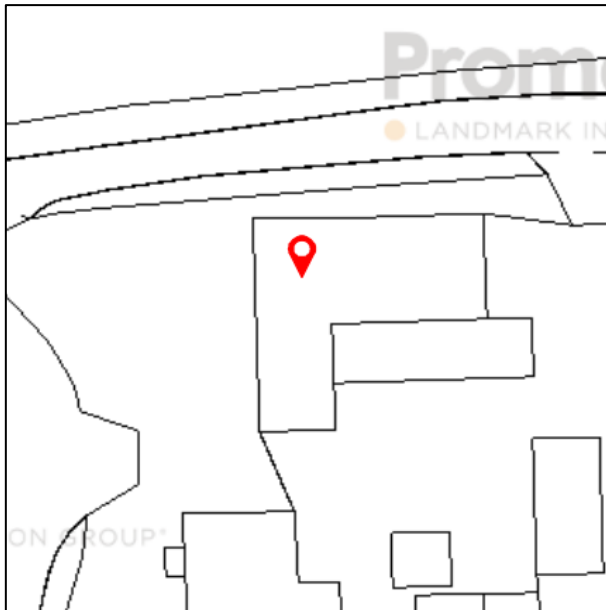
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements