

TO LET



DUCHY *of* LANCASTER



Smithy Cottage, Old Park Road, Stowford, Crewe. CW1 5UE

PERIOD OFFICE BUILDING WITH PARKING AND PRIVATE GARDEN
RURAL LOCATION ONLY 3.7KM FROM CREWE RAILWAY STATION AND 3.7
KM TO JUNCTION 16 OF THE M6 MOTORWAY

1,392 SQ FT
(129 SQ M)

LegatOwen
CHARTERED SURVEYORS
01270 621001
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LOCATION

Stowford is a small hamlet located approximately 5.8 kms east of Crewe on the outskirts of Crewe town. Crewe Mainline Railway Station is approximately 3.7 kms away and junction 16 of the M6 motorway is within 5.3 kms.

DESCRIPTION

Smithy Cottage was originally built in the 1870's as the Estate blacksmith's house and smithy serving Lord Crewe's Estate and local farmers.

The building is Listed (Grade II) and has been in use as offices since 1993. It is set within the heart of the Duchy of Lancaster's Crewe Estate.

Smithy Cottage provides approximately 1,315 sq ft of useable office space (including conference room) plus fitted kitchen, shower room and separate w.c. The property has excellent parking facilities and provides an opportunity to work in a pleasant rural setting. Private parking is available for three cars as well as on road parking.

ACCOMMODATION

The property has been measured in accordance with the

Ground Floor Office	Sq M	Sq Ft
1	13.89	150
2	13.77	148
3	25.96	279
4	13.78	148
5	13.2	142
Kitchen	9.11	98
W.C.'s		

First Floor Office	Sq M	Sq Ft
4	7.58	82
2	12.88	139
3	19.1	206
W.C with Shower		

TOTAL 129.27 SQ M (1,392 SQ FT)

SERVICES

Water, electricity, oil central heating, private shared drainage and intruder alarm.

RATEABLE VALUE

We are advised by Cheshire East Council that the premises have a Rateable Value of £10,250.

TERMS

The tenant will be responsible for internal repairs and insurance. The landlord will be responsible for external repairs and painting. Smithy Cottage is available for a minimum period of 3 years under a business lease (excluding security of tenure provisions under sections 24 to 28 of the Landlord and Tenant Act 1954).

The property will be available from 17 April 2020.

RENT

The premises are available at a commencing rental of £17,000 per annum.

RENT DEPOSIT

The ingoing tenant will be required to pay a rent deposit which will be held during the term.

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of E-124.

PLANS/ PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

VAT

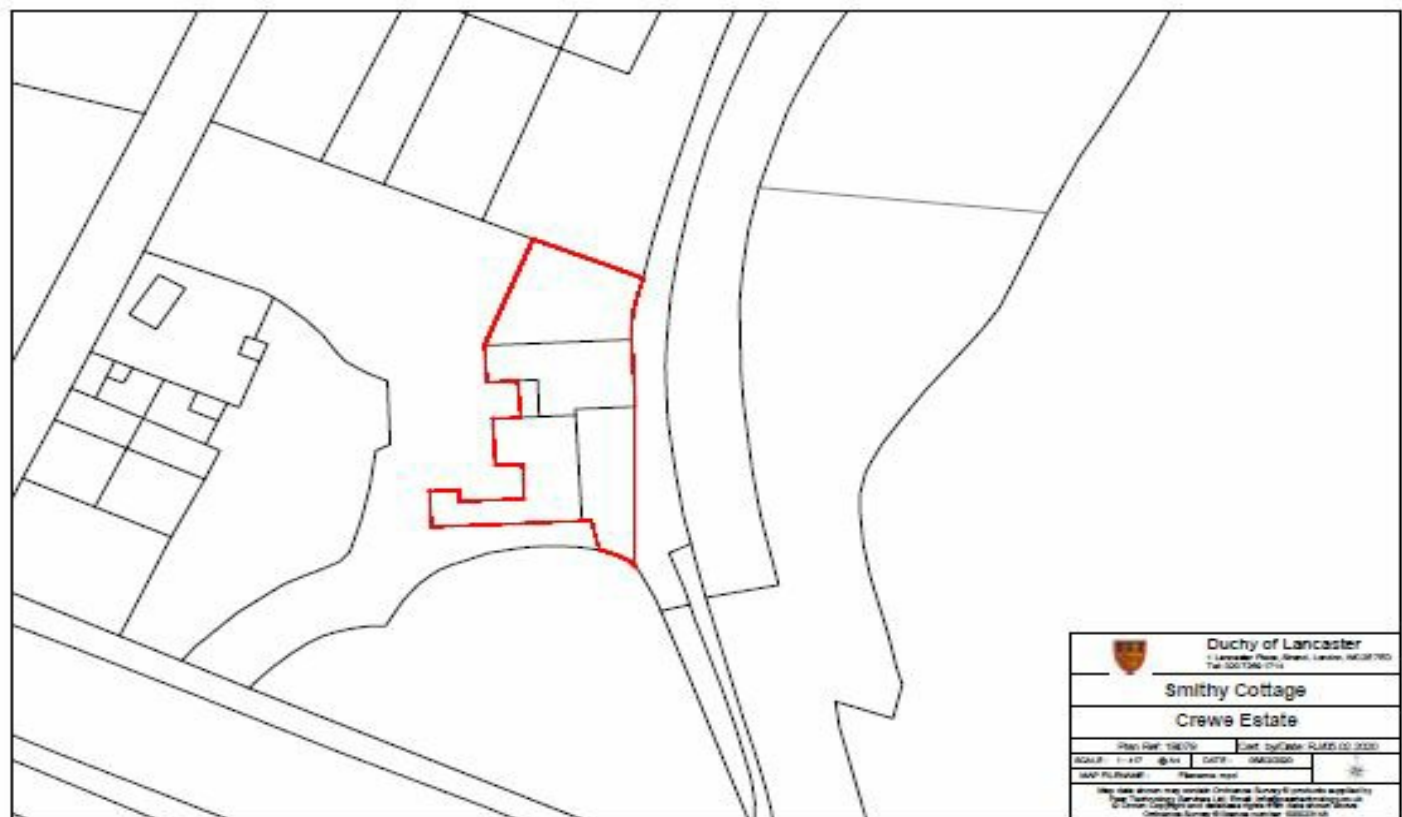
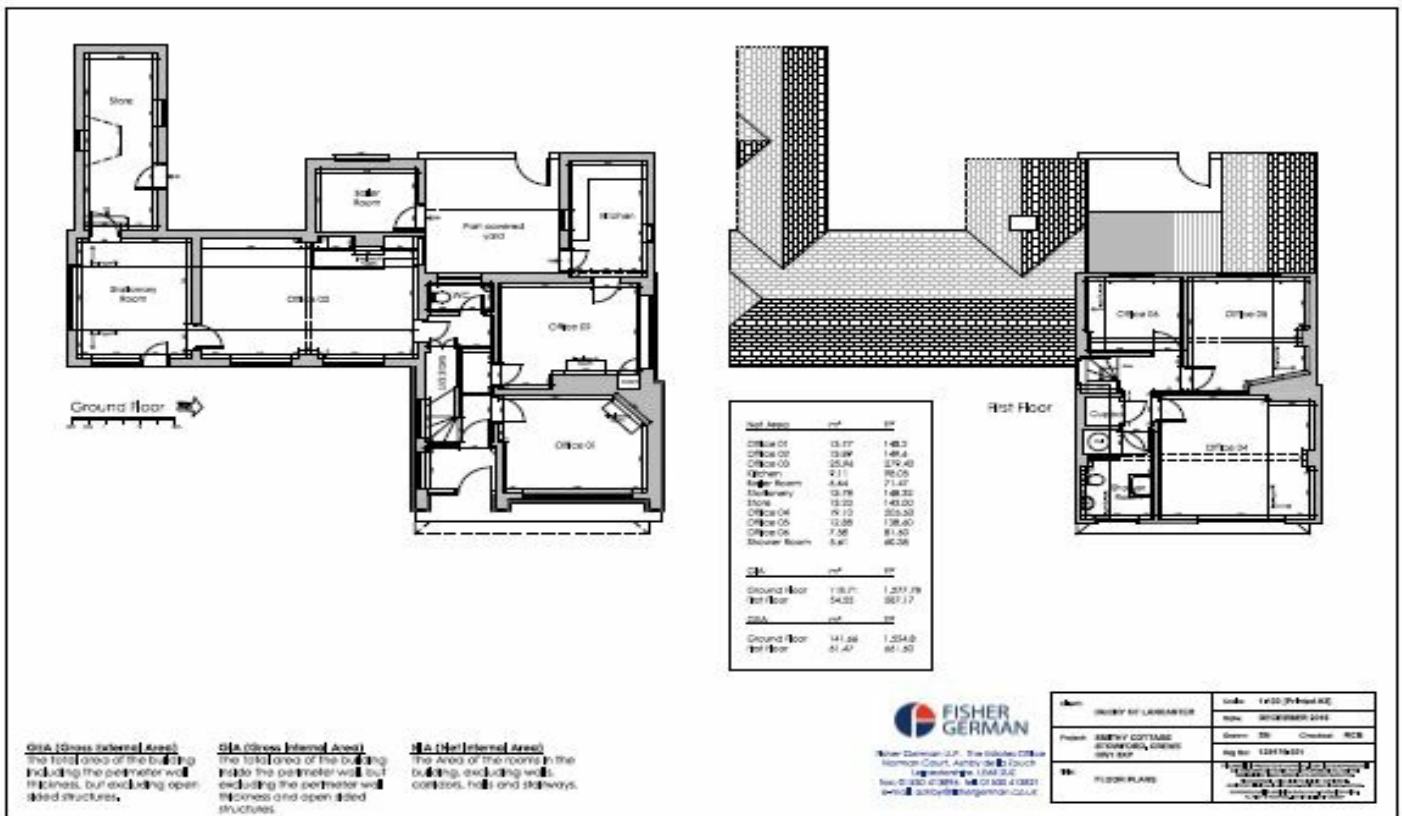
VAT if applicable will be payable at the standard rate.

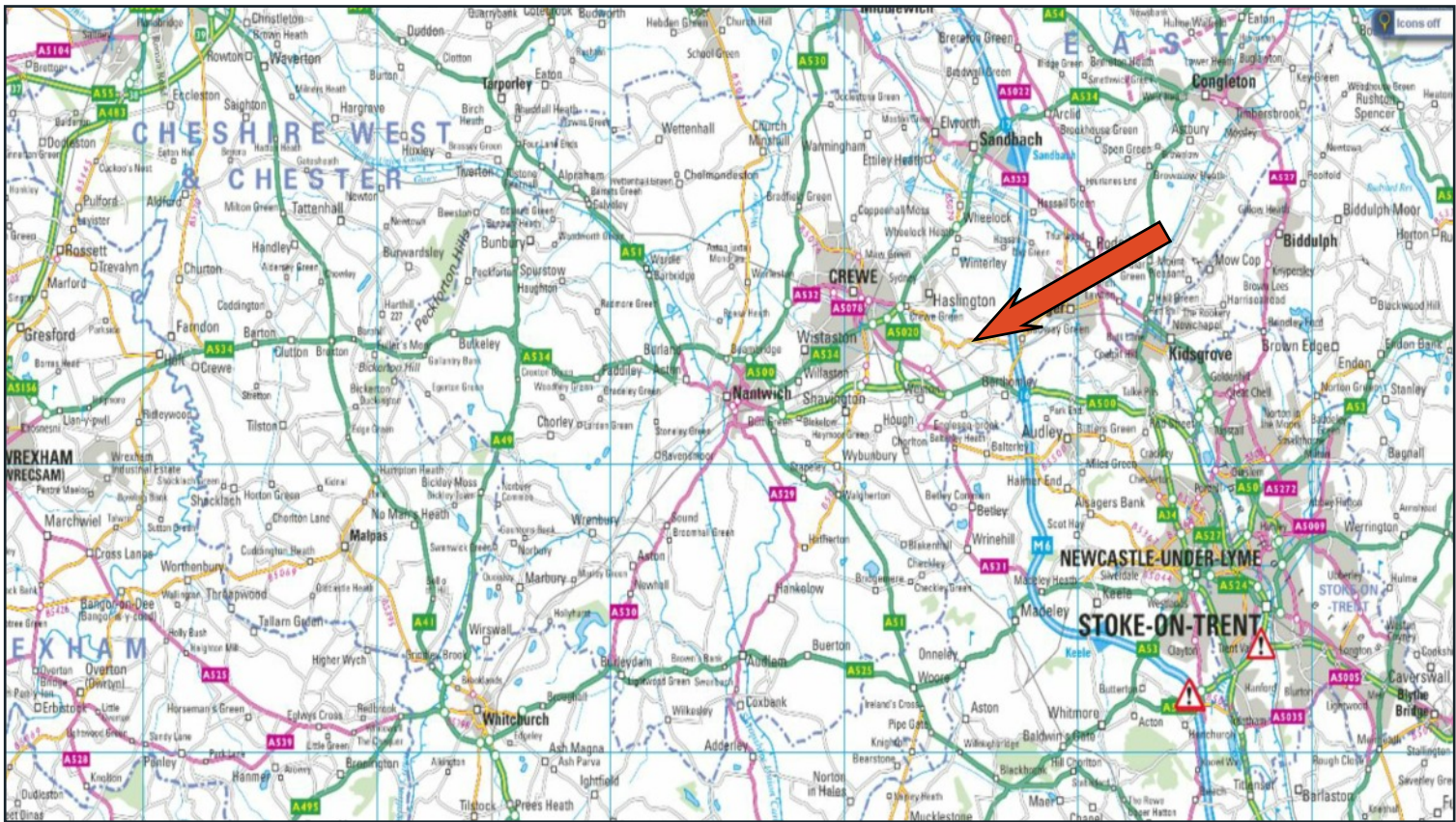
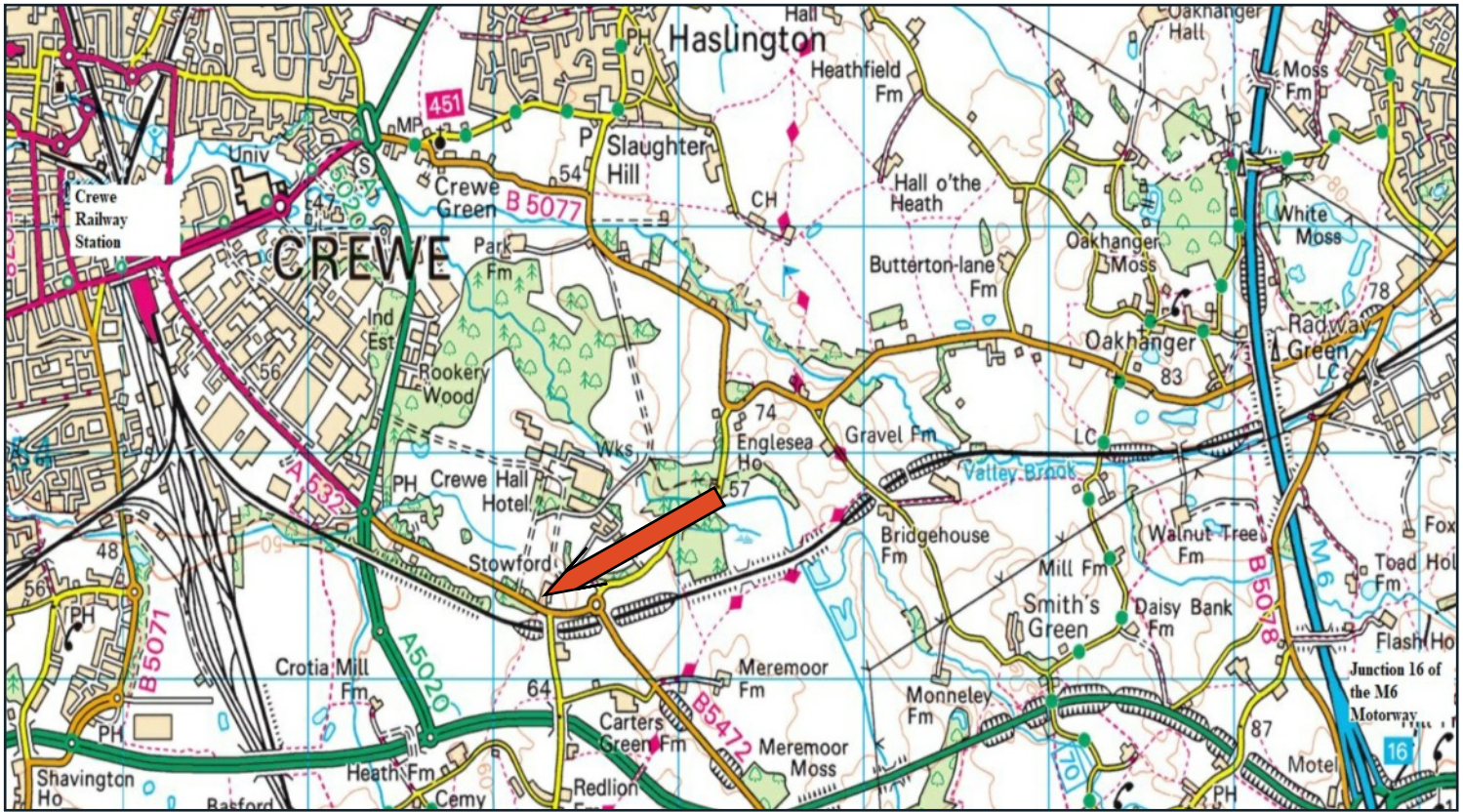
VIEWING

Strictly by appointment with Legat Owen
Telephone: 01270 621001
Contact Andy Butler
Email: andybutler@legatowen.co.uk

Subject to Contract







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February, 20

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