

TO LET/FOR SALE

Offices and Workshop With Yard

3,360 Sq.Ft. (312 Sq.M.)

On a Site Area of Approximately 0.2 Acres

Suitable for Alternative Uses (Subject to Planning)



www.lamonts.co.uk

The Old Smithy
Brooks Lane
Middlewich
CW10 0JH



Location

The Old Smithy is located in mid Cheshire approximately 2 miles from junction 18 of the M6 motorway providing excellent access to the North West and Midlands. Neighbouring towns include Holmes Chapel, Northwich, Crewe, Sandbach and Winsford.

Brooks Lane is located in a well established industrial/business area of Middlewich linking to the A54 Holmes Chapel Road.

The subject premises are located on a site between Brooks Lane and the Trent and Mersey Canal.

Description

The premises comprise a two storey building with rendered walls, pitched tiled roofs and timber frame double glazed windows. Internally the building provides self contained office and workshop accommodation including:

- Burglar Alarm
- Fire Alarm
- Security Shutters
- Strip Lighting
- Carpets
- Kitchenette Area
- Data and Mains Points
- Toilets
- Suspended Ceilings With Inset Lighting
- Central Heating
- Comfort Cooling

Externally there is a tarmacadam yard area to the front of the building with perimeter fencing and wooden gates onto Brooks Lane

Accommodation

The premises have a gross internal floor area of approximately 1,680 sq.ft. per floor giving a total area for the building of 3,360 sq.ft. (312 sq.m.).

The site area including the yard extends to approximately 0.2 acres.

Use

The premises have most recently been used for workshop and office accommodation, but we are advised that historically the first floor has also been used for residential purposes.

The premises are therefore suitable for a variety of uses (including perhaps a canal side related use due to its location) subject to any additional planning permission that may be required.

Terms

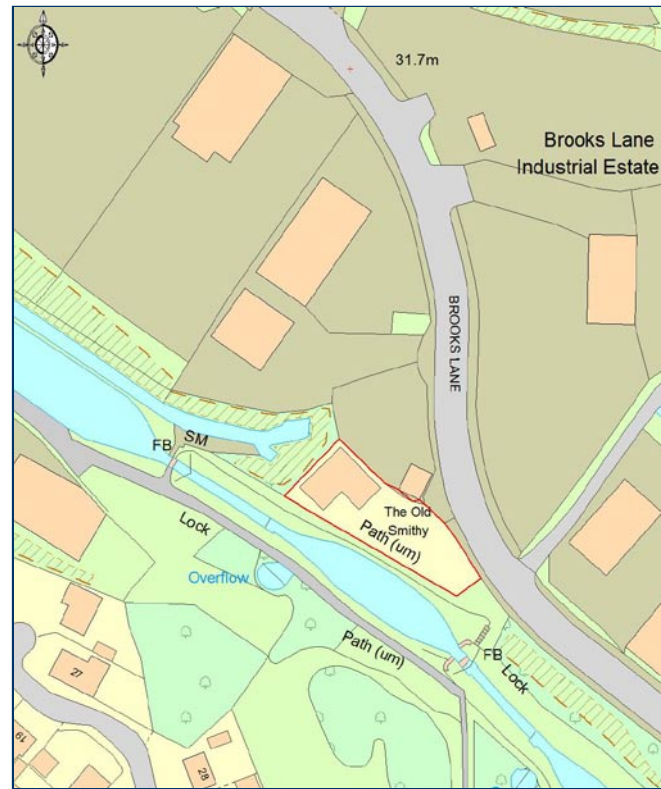
The premises are available to lease or for sale.

Rent/Price

Upon application

Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs on any new agreed lease. Each party to be responsible for their own legal costs on a freehold transaction.



Rates

We are advised by Cheshire East Council that the 2012-2013 Rateable Value for the premises is £17,000

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by appointment with Lamont Commercial Limited. Telephone: (01270) 621006). Contact Andy Butler or Karen Kilcourse. Email: abutler@lamonts.co.uk



01270 621001

NANTWICH COURT, HOSPITAL STREET, NANTWICH CW5 5RH

Subject to Contract - April 2012

Lamont Commercial Ltd gives notice that:

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Lamont Commercial Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Energy Performance Certificate

Non-Domestic Building



BUILDING 2, THE SMITHY
Crewe Hall Farm
Old Park Road
CREWE
CW1 5UE

Certificate Reference Number:
0702-0397-7730-7890-9813

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

35 This is how energy efficient the building is.

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	295
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

37 If newly built

76 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.2.b using calculation engine SBEM v3.2.b

Property Reference: 927873770001

Assessor Name: James McSorley

Assessor Number: STRO000011

Accreditation Scheme: Stroma Accreditation Ltd

Employer/Trading Name: Energy Rating Services Ltd

Employer/Trading Address: Office 19 CBTC, East Terrace, Euxton Lane, Euxton

Issue Date: 07 Nov 2008

Valid Until: 06 Nov 2018 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 9090-9087-0478-7771-3024

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005