

## Office To Rent



**Unit 20A The Courtyard  
Blakemere Village  
Chester Road  
Sandiway  
Northwich  
CW8 2EB**



### Description

Unit 20A is located at first floor level of our beautifully restored Edwardian Stable Block with central cobbled Courtyard. The space is approximately 426 sq ft of open plan office space with a kitchenette and storage cupboard. The space has previously been used as an office, but may also be appropriate for other studio type uses.

### **Location**

Blakemere Village is a thriving tourist attraction located in Sandiway and is within walking distance of the Chester/Northwich bus service and Cuddington Railway Station. There is direct access to the A556 and A49 which provide superb links to the M6/M56 and the regional motorway network.

There are catering establishments, retail and activity-based businesses on the site creating a pleasant working environment and platform from which to locate your business. There is free parking for your staff and visitors in our ample car parks, plus one reserved parking space next to the stable block.

### **Terms**

Blakemere Village offer 3-Year Non-Security of Tenure Leases with the option of early termination upon 6 months' written notice for both Landlord and Tenant.

### **Rent**

£4,500pa + VAT for Years 1 and 2

£4,686pa + VAT for Year 3

**Plus** the following sums to be paid monthly along with the rental fee:

£450.00 per annum towards the cost of cleaning the communal areas of the site and general site maintenance to include: - cleaning of toilets, emptying bins around site, cleaning/maintenance of public areas, car parks and communal stairways, grass mowing

£543.75 per annum towards waste disposal

£200.00 per annum towards the cost of water

£483.00 per annum towards the costs of Building Insurance

£330.00 per annum towards marketing and advertising IF REQUIRED

£160.50 per annum towards design and print of Blakemere Village leaflets and site plans IF REQUIRED

*VAT to be added to all figures.*

### **Business Rates**

Rates are payable direct to the local authority - Cheshire West & Chester Council.

Small Business Rates Relief may be available on these premises if these are the only business premises you use. Please contact CWAC Ratings Dept for further information.

**Deposit**

A refundable deposit is payable on signing the Lease based on 3 months' total payment liabilities.

**Services**

Electricity via pre-pay Metro Meter

Gas metered and payable monthly

**Legal Costs**

£195.00 + VAT contribution towards legal fees; non-refundable and payable on reservation of the unit.

**For More Information Please Contact: [Karen@visitblakemere.co.uk](mailto:Karen@visitblakemere.co.uk)**

**Tel: 01606 883261**