UNIT TO RENT

Unit 1 The Courtyard
Blakemere Village
Sandiway
Northwich
CW8 2EB

Description

Unit 1 is located on the ground floor of our beautifully restored Edwardian stable block, with central cobbled courtyard. The premises comprise approximately 497 sq ft of space, with a large open workshop/retail space plus separate kitchen/store area providing ample space all on one level.

The premises are suitable for a variety of uses which include a retail provision, subject to prior agreement with Blakemere Management.

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 in which to locate your business. There is free parking for your staff and customers in our ample car parks, plus one designated 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 for both Landlord and Tenant upon 6 months' written notice.

Please Note: All ground floor retail shops are required to be open 7 days a week from 10am to 5pm. We are closed Christmas Day, Boxing Day and New Year's Day.

Rent

£6,995 + VAT per annum for the first year, increasing to £7,882 + VAT per annum for Years 2 and 3.

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

£450.00 per annum towards the cost of cleaning shared parts of the site and general site maintenance to include: - cleaning of toilets, emptying bins around site, cleaning of outside public areas, mowing of grass, maintenance of site, cleaning of stairways
£584.32 per annum towards waste disposal
£230.00 per annum towards the cost of water
£TBC per annum towards the costs of Building Insurance
£695.00 per annum towards marketing and advertising – Proposed Tier 1, Retail Use

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 the Cheshire West & Chester Ratings Department for further information.

Deposit

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

Services

Electricity is via pre-pay Metro Meter.

Reservation and Legal Fees

£195.00 + VAT contribution towards legal drafting fees – This fee is payable on reservation of the unit and is non-refundable.

We will carry out a Credit Reference Check on all incoming tenants and the fee for this will be invoiced to the tenant – costs are dependent on business type, circa £25 - £30 per entity.

BLAKEMERE VILLAGE
EST 1994