

**PRELIMINARY DETAILS
SECURE STORAGE YARD 0.09 HECTARES (0.234
ACRES)**



Well established
industrial location

Surfaced and
fenced

Millbuck Way, Springvale Industrial Estate,
Sandbach, CW11 3JA

To Let by Assignment
Passing Rent £20,000 p.a.x

MGR Appraisals
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Location

The property is located in the heart of the Springvale Industrial Estate to the western side of Sandbach town centre close to the districts of Elworth and Ettiley Heath. The site is a short distance from the A534 which links directly through to junction 17 of the M6 motorway in the east and to Crewe/Nantwich to the south west.

Description

A broadly rectangular and level storage compound surfaced with concrete and fenced to all boundaries.

Access to the yard is via two sets of double gates between which there is a small depot office of brick construction with a flat felted roof.

The total site area demised by the Lease is approximately 0.095 hectares (0.234 acres) (1,133 sq yards).

Services

The property has the benefit of mains water, electricity and drainage.

Tenure

The premises are held on Lease dated 31 October 1994 for a term of 20 years from 1st November 1994, therefore expiring 31st October 2014. The current passing rent is £20,000 per annum exclusive. This rent is the same as the initial rent under the Lease. The last rent review was 1 November 2009, however, this remains outstanding.

Given that the current rent is the same as the initial rent it is considered that there was no justification for an increase at the last review, however, the Lease permits the Landlord to return to outstanding reviews at any time. The Lease restricts the use to that of oil and fuel distribution or any other such uses subject to Landlords consent. A copy of the Lease can be made available upon request to interested parties.

EPC

An Energy Performance Certificate is not required for this property.

Planning

Interested parties should make their own enquiries with Cheshire East Council (01270 685 893) should they have any queries in relation to current or any future planning status of the site.

Outgoings

The property has a Rateable Value of £2,900. The current Uniform Business Rate for 2010/2011 is 41.4 pence per £1 Rateable Value or 40.7 pence per £1 for small businesses.

Rental

The passing rent under the Lease is £20,000 per annum exclusive. The Assignor has no power to alter this figure.

VAT

Our figures are quoted exclusive of VAT which may be applicable.

Legal Costs

The ingoing party will be responsible for the Assignors legal costs incurred in this connection as well as the Landlords costs for offering consent to the assignment.

Viewing

Viewings can be arranged via prior appointment. Interested parties should be aware that block viewings may be conducted.

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Date Details Prepared

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