

TO LET

**YARD SPACE
ROAD THREE, WINSFORD, CW7 3GA**



**1.19-ACRE YARD
SECURELY FENCED**

LOCATION

The property is prominently located on the well established Winsford Industrial Estate in Cheshire, the estate benefits from good access to the M6 via the Junction 18 and 19 as well as being within 1 mile of Winsford Town Centre and railway station.

Road One is the main arterial route through the estate, which is easily accessible from this yard.





DESCRIPTION

The property comprises a 1.19 Acre Commercial yard with 2 access points. Currently the electricity connection is not live.

ASKING RENTAL

£60,000 per annum

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

INSURANCE

The Landlord is to insure the premises against standard landlord risks and the tenant is to fully reimburse the premium.

TENURE

The property is available by way of new lease for a term to be agreed on Full Repairing & Insuring terms.

RATES

Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

ANTI MONEY LAUNDERING

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

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

CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



Robbie Clarke

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IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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SUBJECT TO CONTRACT



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