

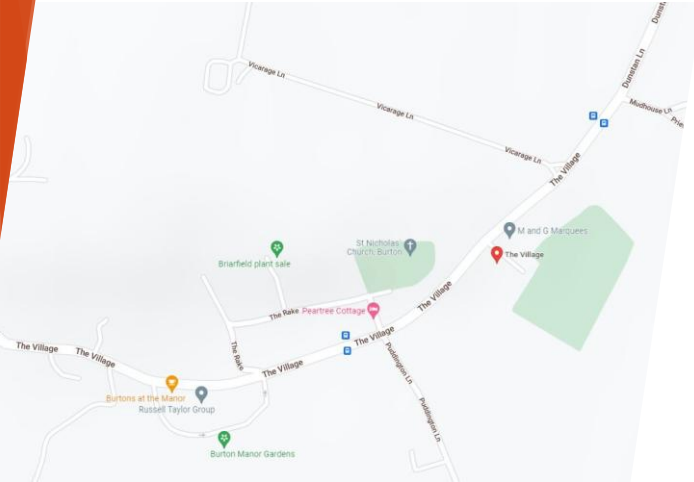
TO LET

A Fine Period Property in a
Semi Rural Setting Within
the Grounds of Burton
Manor

Suitable for a Variety of
Commercial Uses (STP)
965 sq.ft. (89.65 sq.m.)

**SQUIRREL LODGE
THE VILLAGE,
BURTON,
NESTON
CH64 5TQ**

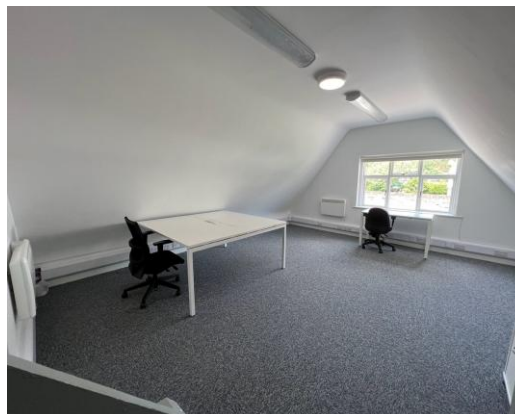




SITUATION AND DESCRIPTION

Squirrel Lodge is situated directly fronting the south side of Station Road close to its junction with The Rake and Puddington Lane. The property is situated within the grounds of Burton Manor in the heart of the village. Burton Manor was a former Manor House and was built c1805 and is Grade II listed. Squirrel Lodge lies within ornamental walled gardens amongst mature trees and shrubs and overlooking ornamental pools and open parkland.

The Subject Property is designed in the Arts and Crafts style and set over ground and first floor. Approached via a cobble courtyard the ground floor has full length French doors with brick and part timber lap relief to the frontage. The building has a multi pitched tiled roof.



CAR PARKING

The property has the benefit of four on site car spaces.

ACCOMMODATION

The accommodation is currently used as offices with LED surface mounted lighting and smooth plaster walls. The property has the benefit of dimplex electric heating throughout, WC/Shower room and perimeter power trunking.

FLOOR AREA

965 sq.ft. (89.65 sq.m.)



LEASE TERMS

Flexible lease terms are available for a term of years to be agreed.

RENTAL

£12,000 per annum exclusive of utilities, building insurance and business rates.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of the lease and any stamp duty thereon.

VAT

This property is opted for tax and therefore VAT is levied on the rental element of any letting.

Misrepresentation Act 1967. These details are provided as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.



CONTACT/VIEWING

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