

TO LET

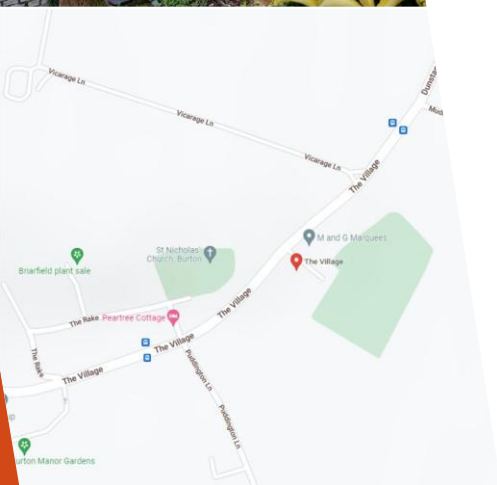
Delightful Sandstone Former Granary in a Semi Rural Setting Within the Grounds of Burton Manor

Suitable for a Variety of Commercial Uses (STP) Offices, Health & Wellness, Aesthetics etc

667 sq.ft. (62.05 sq.m.)

**THE GRANARY
THE VILLAGE,
BURTON,
NESTON
CH64 5TQ**





SITUATION AND DESCRIPTION

The Granary 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. The Granary lies within ornamental walled gardens amongst mature trees and shrubs and overlooking ornamental pools and open parkland.

The Subject Property is a single storey stand alone sandstone former granary set over ground and first floor. Approached via a cobbled courtyard the property has excellent natural light. The building has a dual 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 and fully fitted kitchen

FLOOR AREA

667 sq.ft. (62.05 sq.m.)



LEASE TERMS

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

RENTAL

£15,000 per annum exclusive.

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.



CONTACT/VIEWING

For any further information please contact joint agents Hitchcock Wright & Partners or The Upco.

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