

# **TO LET**

## **SELF - CONTAINED OFFICES**

**2,115 sq. ft. net**  
(196 sq. m.)

**12 CAR PARKING SPACES**

# **THE STATION HOUSE**

## **PLUMLEY**

**WA16 9RX**



### **LOCATION:**

Formerly the Railway Station building at Plumley. Situated on Plumley Moor Road to the south of the A556, three miles to the west of J19 of the M6, mid-way between Knutsford and Northwich.

Plumley is an attractive rural location yet very close to Manchester Airport and the National motorway network. The Northern Rail service connects with Chester and the Manchester Metrolink System at Altrincham only five stops up the line. Turn into Plumley Moor Rd off the A556 at the Smoker public house, the property is on the left hand side after the railway bridge and just before the Golden Pheasant public house.

**01625 549245**  
(or Mobile - 07831 838010)

## **DESCRIPTION:**



A fine example of Cheshire Lines Committee, rural railway architecture, constructed in 1863 and converted to offices in 1997 following an extensive restoration. Formerly the Station Master's House, Waiting Rooms and Booking Office but now carefully converted to high quality self-contained offices, without losing any of the charm or character of the original buildings. The property is a focal point within the village, close to the Golden Pheasant public house with wonderful views over open countryside. Rarely do such attractive self-contained offices come to the market.

## **CAR PARKING:**

12 car parking spaces are provided within the secured site.

## **ACCOMMODATION:**



2,115 sq. ft./ 196 sq. m. measured on a net internal basis. The accommodation comprises, entrance porch, reception, meeting room, three private offices, two general offices, kitchen, WC's and external store room.



## **SERVICES:**



Mains water, BT, gas and electricity are connected. Drainage is to a septic tank. Gas fired central heating. Red care GSM intruder alarm, fire alarm and under floor trunking with Cat 5 cable distribution.

## **PLANNING:**

The property is situated in the North Cheshire Green Belt and has Planning Permission (No.82350P) for B1a, offices, granted on 29<sup>th</sup> September 1995.

## **LEASE TERM:**

Available by way of a new full repairing and insuring lease for a term up to 15 years incorporating 3 yearly upward only rent reviews.

## **RENT:**

£45,000 pa. exc. (plus VAT).

## **RATES:**

The property is assessed in the 2010 rating valuation list as six separate hereditaments with a total RV- £34,650 (possibly subject to appeal). The Uniform Small Business Rate Multiplier for the year 2010/2011 is £0.407.

## **LEGAL COSTS:**

The tenant is to be responsible for the landlord's professional costs in connection with the preparation of the lease.

## **VAT:**

The rental and all other costs will be subject to VAT.

## **VIEWING:**

By appointment with Longdon & Longdon, Chartered Surveyors, telephone **01625 549245** or mobile **07831 838010**, for the attention of **David Longdon**.

**Longdon & Longdon, Chartered Surveyors, Sycamore House, 10 Manchester Road, Wilmslow, Cheshire, SK9 1BG**  
**Tel: 01625 549245                      Mobile: 07831 838010.**

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