

TO LET

Working Blacksmiths
Additional Storage Building
69.92 SqM (753 SqFt)



**The Smithy, Long Lane,
Spurstow, Cheshire, CW6 9RF**

THE SMITHY AT SPURSTOW



The Smithy, Long Land, Spurstow, Cheshire, CW6 9RF



Spurstow Smithy is a working Blacksmith's with one forge in operation. Additional storage is available in a building to the rear.

- Working Blacksmith's Forge
- Rural Location
- Grade II Listed Building
- 69.92 SqM (753 SqFt)



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Approximate Travel Distances



Locations

- Tarporley 4.5 miles
- Nantwich 6.5 miles

Sat Nav Post Code

- CW6 9RF

Location

Situated on Long Lane at the east of Spurstow village centre, the A49 is close by, connecting to the A51 to the north and A534 in the south. Access to Nantwich, Tarporley, Whitchurch and Chester is easy via this road network.

Description

Spurstow Smithy was built around 1870 and still stands as a working blacksmiths, with one forge still operating. The Grade II Listed building provides separate areas for the forge and 'shoeing' areas. At the rear of the smithy is a further brick building, currently used for storage and housing cattle.

Accommodation

	Sq M	Sq Ft
The Smithy	47.32	510
Storage Building	22.60	243
Total	69.92	753

Rental Price

£6,000 per annum exclusive of VAT.



Nearest Stations

- Nantwich 7.5 miles



Nearest Airports

- Liverpool 30 miles

Tenure

The property is available to let by way of a new Fully Repairing and Insuring lease for a term of not less than 3 years.

Business Rates

The current rateable value is £1,675. Small Business Rates Relief may be available up to 100%. Interested parties should make their own enquiries with the Local Authority.

Services

Mains electricity is understood to be connected. The agents do not test any of the services. Interested parties should make their own enquiries into their connection and adequacy.

Legal Costs

A contribution will be payable towards the Landlord's legal costs.

Anti Money Laundering & References

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations. References will be required. Any costs incurred will be payable by the applicant, whether or not successful.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.



EPC

The EPC rating is currently pending.

Viewings

By prior arrangement with the agent.



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Particulars dated August 2020. Photographs dated July 2020.

