

# TO LET

## Building at Consall Woods, Wetley Rocks, Staffordshire, ST9 0AF

- Available on flexible terms by way of licence
  - Spacious open plan layout
  - Suitable for a variety of uses
- Gross area approximately 1500 ft<sup>2</sup> or 139m<sup>2</sup>
  - Situated in an idyllic location



**OIRO: £10,000/ Annum**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

## DIRECTIONS

From our Leek office take the A53 towards Stoke – on – Trent, when reaching the four way traffic lights make a left hand turn onto Crompton (A520). Continue along this road and at the roundabout continue straight ahead. After approximately 6.5 miles, turn left onto Folly Lane continue for another mile. At the T junction turn left onto Consall Lane, once reaching the end of the road turn left. Continue along the lane for approximately 1 mile until reaching a fork in the road, turn right here and continue for a further 0.5 miles. The property will be situated on the right hand side, sign posted by one of our Agent's 'For Let' signs.

## SITUATION

The property is situated on the outskirts of Consall Wood, approximately 6.5 miles from Cheadle, 8 miles from Leek and 9.5 miles from Stoke.

## WHAT3WORDS

///pipes.victor.pavillions

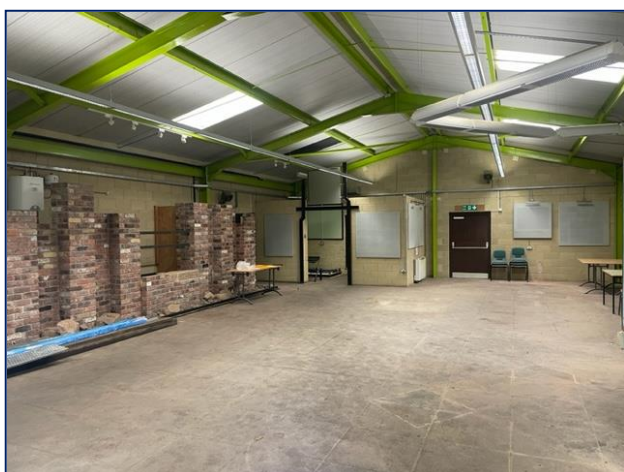
## DESCRIPTION

The accommodation offers a good-sized portal frame and concrete block building, providing one spacious internal room. Externally, the building has the benefit of public WC and generous onsite parking.

The accommodation briefly comprises the following: -

### **Internal office/ workshop area – 15.5m x 9.8m**

The accommodation offers potential for a variety of uses including tea rooms or offices. Ideally, this use would complement the owners objectives, but this is not essential.



## TERMS

The property is available for immediate occupation with flexible terms.

## CHANGE OF USE

The potential tenant will be required to obtain planning consent for the new use of the building.

## LOCAL AUTHORITY

The local authority is Staffordshire County Council and Staffordshire Moorlands District Council.

## SERVICES

We understand that the property is connected to mains water and electricity.

## WAYLEAVES AND EASEMENTS

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions.

## PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings, or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The lessor is advised to obtain verification from their Solicitor or Surveyor.

## VIEWING

By prior arrangement through Graham Watkins & Co.

## WEBSITES

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)

