



Suites 1-10, Darcys Barns
Nr Malpas, Cheshire



barbersRURAL
rural surveyors & property agents



Darcys Barns

Brasseys Contract Road | Edge
Malpas | Cheshire | SY14 8LE

Malpas 3 miles | Whitchurch 8 miles | Wrexham 13 miles
Chester 13 miles | Shrewsbury 29 miles | Crewe Station 21 miles

AN EXCLUSIVE COMMERCIAL DEVELOPMENT OFFERING
HIGH SPECIFICATION OFFICE/ COMMERCIAL SPACE IN A
PEACEFUL, RURAL LOCATION

Grade II listed former farm buildings

Recently converted to provide Class E office/commercial space

Nine suites of varying sizes ranging from 234 sq ft to 5,327 sq ft

Each with open plan office space, kitchenette, separate WC

Ample car parking, EV charging points

Fibre broadband

Fabulous rural setting with easy access to commuter routes





A hugely exciting development that offers high-specification office space, with all mod cons, in a stunning rural location yet within close proximity of main roads and commuter routes.

Location

The development is found in an idyllic, rural location however the A41 is only one mile away and this provides easy links to Chester and Whitchurch with onward links to North Wales, Manchester, Liverpool and Birmingham.

The nearby village of Malpas has a range of local shops, restaurants, pubs, and amenities including two small supermarkets. The market town of Whitchurch offers a variety of social and leisure facilities and rail service with direct service to Manchester. There is a more comprehensive range of shops in the historic and thriving city of Chester as well as excellent commuter links to other parts of the country and international airports.

Suites

Darcys Barns provide a range of nine carefully converted office/commercial suites ranging from 234sq ft to 5,327 sq ft offering independent workspace within a small exclusive development accessed via a gated half-mile private drive.

Recently converted from Grade II listed farm buildings the suites have been completed to the highest of standards and offer modern office space within a stunning period building.

Each suite has open-plan office space with a small kitchenette area and a private WC. There is a communal DDA compliant wheelchair-accessible WC available within the courtyard. Additional storage space may be available by separate negotiation.

It is understood that the site has planning permission for Class E use (previously known as Class B1) Ref 23/00580/FUL and 11/05535/LBC granted on 23 November 2023. Interested parties are recommended to make their own enquiries to the Local Planning Authority regarding their intended use.

Applicants should be aware that the buildings are adjacent to a working farm and there will be the normal sound and activity relating to a working farm and the associated stock and machinery movements.

Please note that due to this being a working farm no dogs are allowed on site.



Terms

The premises are available To Let on a full internal repairing and insuring lease for a minimum term of 3 years, or longer by negotiation, and will be contracted out of Sections 24-28 of the Landlord and Tenant Act 1954.

Deposit

A deposit may be required pending references and covenant strength.

Rent

The rent is payable quarterly in advance.

Business Rates

Each tenant will be responsible for the payment of business rates direct to the Local Authority.

VAT

The rent is subject to VAT at the standard rate.

Service Charge

A service charge is payable for the maintenance and upkeep of the external parts of the building and communal parts of the property, this will be payable on a quarterly basis in addition to the rent. Further details are available from the Letting Agents on request.

Insurance

The Landlord will insure the building and the Tenant will be expected to reimburse the Landlord the appropriate amount by means of insurance rent.

Legal Costs

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

Improvements

Any improvements or alterations either internally or externally must be approved by the Landlord in writing prior to work being completed.

Services

We understand that mains water and electric are connected to each suite. Drainage is to a shared septic tank. Tenants will be responsible for all of their own service costs. Prospective tenants must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off-site.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant once a let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed tenant once the terms have been agreed.

Code for leasing business premises

The attention of prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

Viewing

Viewing is strictly by appointment with the joint letting agents:
Barbers Rural on 01630 692500 or email sales@barbers-rural.co.uk.
BA Commercial on 01244 351212 / 07741 320910
or email robbie.clarke@bacommercial.com

Location

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Messrs BA Commercial and Barbers Rural for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:
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ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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