

**BANKS**

**Chartered Surveyors**

Agricultural | Residential | Commercial

## Residential / Commercial Letting Opportunity

**To Let**

**£600 pcm / £7,200 per annum**



**An excellent opportunity to rent a flexible residential/commercial unit that can be used for a variety of uses.**

**The units benefit from excellent transport links by way of the local road network.**

### Location

The unit is excellently situated and located on the periphery of the village of Tarleton within Sollom. This stunning hamlet is in the parish of Tarleton, located approximately 2.4 miles north of the village of Rufford and 1.5 miles south of the village of Tarleton. Please see the Location Plan below for further details.

### Description

A charming and characterful single-storey property available to let, offering flexible accommodation suitable for either residential use or as a small office/studio space.

The property features an attractive brick façade with a large front-facing window providing excellent natural light, and benefits from access to a shared front garden which offers a pleasant and welcoming setting. Internally, the accommodation is well-proportioned and versatile, lending itself to a variety of layouts to suit individual requirements.

Conveniently positioned and full of character, this unique property presents an excellent opportunity for those seeking adaptable space in an appealing setting. Early viewing is highly recommended.

### Services

The property has the benefit of a single-phase electricity supply as well as shared external water supply and W/C facilities.

(Please note: Banks Chartered Surveyors have not tested any of the above services and interested parties should satisfy themselves as to their presence and working condition prior to completion of leases).

### Title & Tenure

The property is offered for let on a flexible leasehold agreement with terms to be agreed with interested parties under the provisions of the Landlord & Tenant Act 1954 or an assured Shorthold Tenancy as of the Housing act 1988, amended in 1996.

### Health and Safety

Prospective parties are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The Vendors for themselves and Banks Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.

### Rateable value

Not rated.

### Viewings

Viewings are strictly by appointment with the sole letting agents. For the attention of Luke Banks BSc Hons MRICS FAAV.

Please call the office or email [luke@banks-surveyors.co.uk](mailto:luke@banks-surveyors.co.uk) to arrange a viewing. Mobile: 07857 877925

### Enquiries

All enquiries should be directed to Luke Banks at Banks Chartered Surveyors.

Mobile: 07857 877925

Email: [Luke@banks-surveyors.co.uk](mailto:Luke@banks-surveyors.co.uk)

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[www.banks-surveyors.co.uk](http://www.banks-surveyors.co.uk)



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Consumer protection from unfair trading regulations 2008  
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- [b] Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;
- [c] No person in the employment of Banks Chartered Surveyors has any authority to make or give any representations or warranty whatsoever in relation to this property.
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