



Unit 2, Shelford Lodge Farm

| Shelford, Nottinghamshire

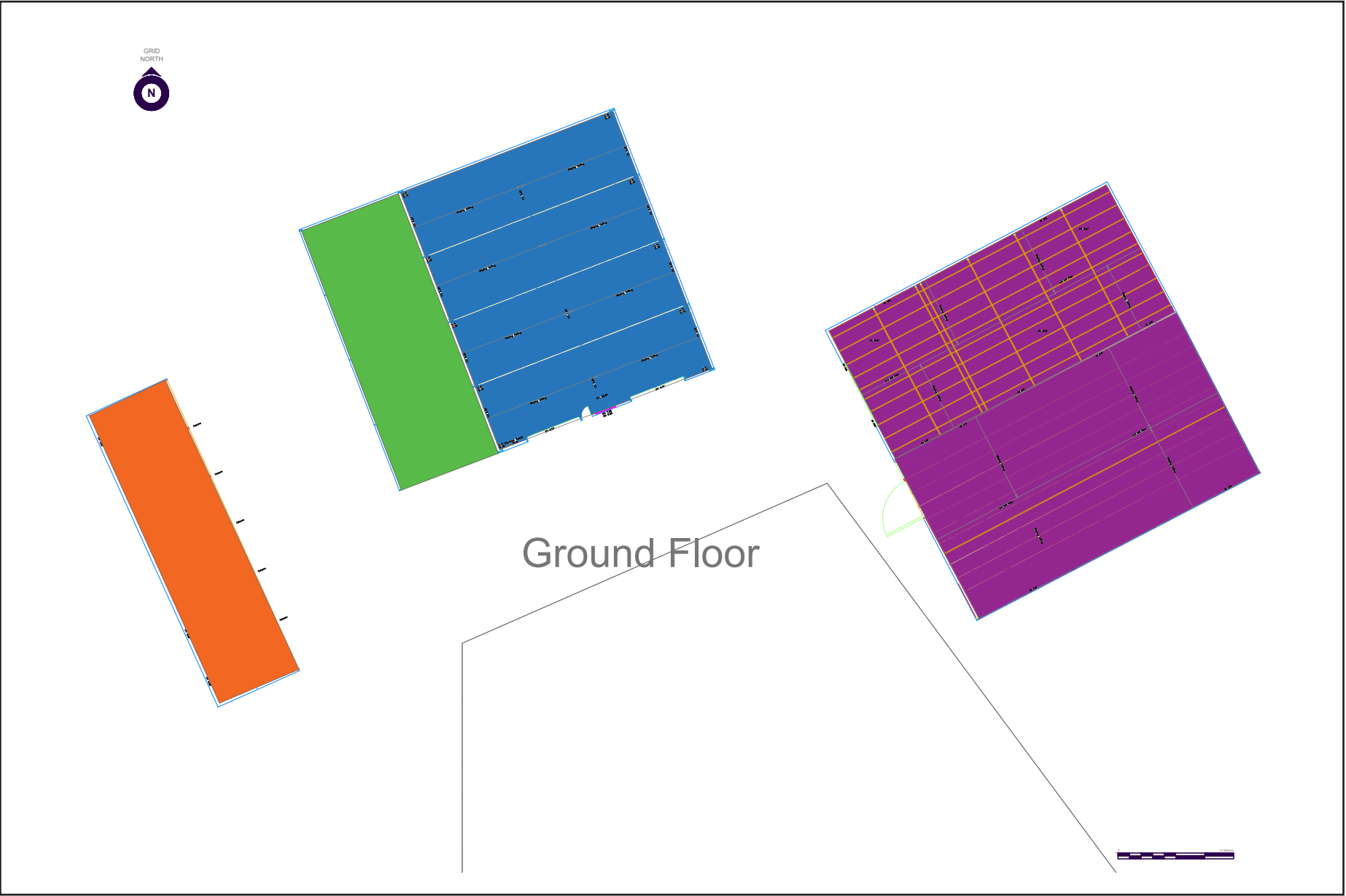
| **Carter Jonas**

Shelford Lodge Farm Shelford Nottinghamshire NG12 1EA

Commercial storage unit for
let in a Farmyard location,
approximately 5,025 sq ft.

Commercial storage unit totalling
approximately 5,025 sq ft to let with
associated parking.

Carter Jonas



Property

An agricultural building, as shaded blue, benefitting from Class R permitted development totalling c.5,025 sq ft, with concrete floor throughout. Two roller shutter doors with a height of 6.07 meters. New secure steel personnel door to be fitted.

Sloping ceilings with peak height of 8.90 meters, sloping to a height of 6.22 meters at the eaves.

Vehicle parking will be provided on-site.

Location

The unit is located outside the village of Radcliffe-on-Trent which is situated 4 miles west of Bingham.

Services

The storage unit benefits from mains electricity. Electrical improvement works are due to be carried out prior to letting the unit.

Tenure & possession

The unit is available to let to a single occupier.

Use

Class E(g)(iii) (industrial processes which can be carried out to a residential area without detriment to its amenity) and B8 (Storage and Distribution).

Outgoings

The incoming Tenant(s) will be responsible for all outgoing including any taxes associated with the letting.

Operating hours

The hours of use will be restricted to 07:00 - 19:00 Monday to Friday and 08:00 - 17:00 on Saturdays.

Rent

Offers in excess of: £27,600 + VAT per annum.

Rent review

Rent shall be subject to the statutory rent review provisions on the basis of market rent.

Repairing obligations

The units are available by way of an effective Full Repairing and Insuring Lease (FRI lease).

Service charge

There will be a service charge for the maintenance of the grounds and repairs to the car park and yard based on the percentage of the yard that is in occupation.

Legal and agent fees

A contribution is to be paid by the Tenant(s) for the formalisation of a lease(s), in respect of the Landlord's Legal and Agents fees.

Works

Any works will be agreed between the Landlord and the Tenant(s).

Additional area

The next door lean-to, as shaded green, is currently undergoing planning for change of use, which would add an additional 2,307.81 sq ft to the unit if desired by the ingoing tenant.

Wayleaves easements & rights of way

The barn is let subject to and with the benefit of all public and private rights of way, wayleaves and easements whether or not specifically mentioned.

Health & safety

All viewings are carried out at the sole risk of the viewer and neither the letting agent nor the vendor takes responsibility.

Local authorities

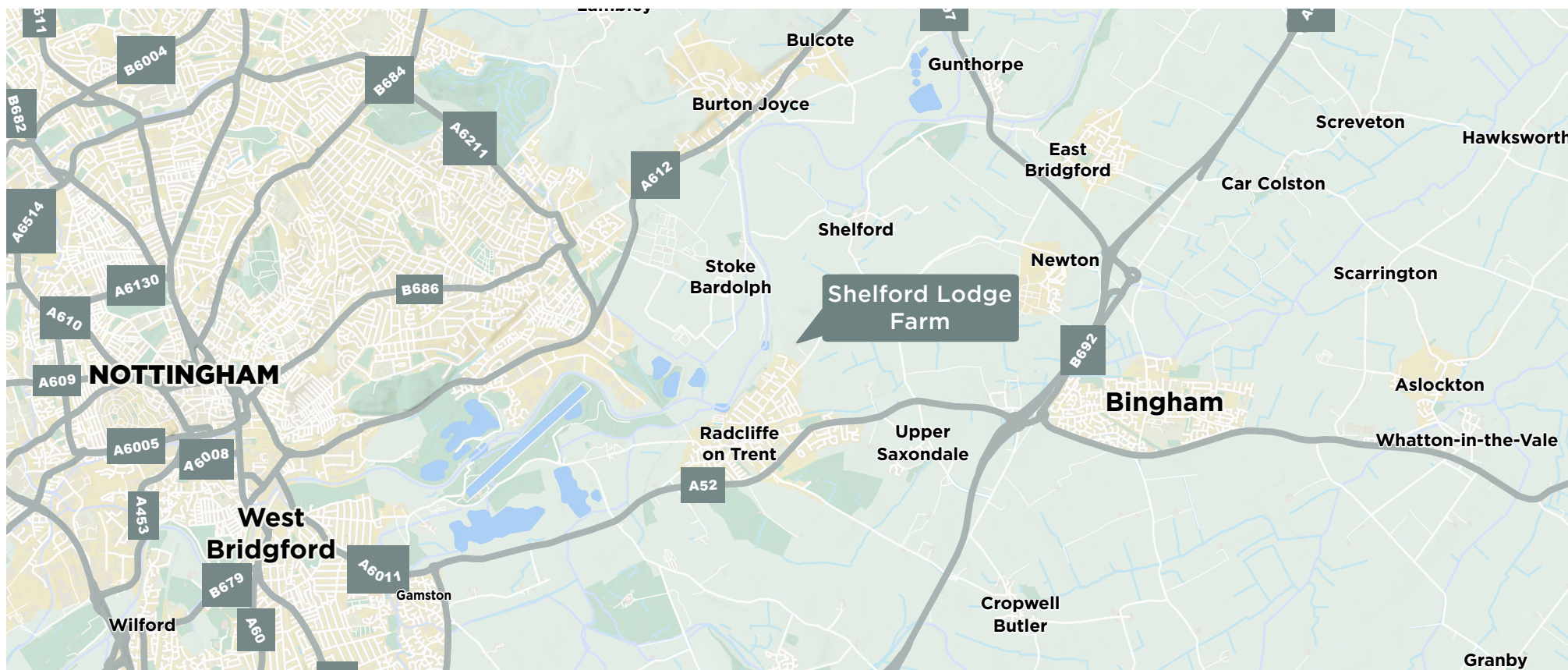
Rushcliffe Borough Council
Rugby Road
West Bridgford
Nottingham
NG2 7YG

Viewings

Viewings are conducted by appointment only and will be accompanied by the marketing agent and Landlord.

 what3words

/// placed.bombard.bagpipes



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Important information

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