



Units 1 and 2, Arnscote Farm, Whissendine, Oakham LE15 7HF

Storage Barns in Rural Location with NO Mains
Electric or Water

Unit 1 Rent - £4,000 in current condition

Unit 2 Rent - £12,000 including welfare Unit

Unit 1 - 3,440 Sq ft of open plan Storage

Unit 2 - 2,500 Sq Ft of Enclosed Storage

- 2 Storage Units for Lease in a Rural Location
- Barn 2 is 2,500 Sq Ft and enclosed with a concrete floor and a roller shutter door
- Barn 1 is 3,440 Sq Ft and is currently not wind or water tight. Additional works can be carried out if required.
- Secure Compound with metal gated access
- NO MAINS POWER OR WATER
- Ample parking

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Summary

Size - 2,500 and 3,440 Sq Ft
Rent - £10,000 and £4,000 respectively
Service Charge - A small service charge will apply for maintenance of the compound gates and communal areas.
Business Rates - RV from April 26 - £17,750 for both Units. An application to re-assess would be submitted if let independently
Legal Fees - Both parties will be responsible for their own fees
VAT - Applicable
EPC - Exempt No heating or power supply

Description

The buildings are steel framed portal construction under a pitched roof. The units are basic and the landlord would be prepared to invest in the improvements, depending on the uses required.

Secure within a compound with locked gates.

The buildings adjoin a stable and yard and are not suitable for noisy or dusty operations. There is no mains power connected and lighting is via an onsite generator.

Location

Located in a rural setting in Rutland between the villages of Whissendine and Stapleford between Oakham and Melton Mowbray. Easy access to the A607 and the A606. The A1 at Stretton via Cottesmore is approximately 7 miles to the East.

Accommodation

Building 1 measures approximately 86' x 40' (29.5m x 12.3m) - 3,440 Sq. Ft and is open to the elements and suitable for undercover storage only. Allocated parking, with ample access for larger vehicles if required.

Building 2 measures approximately 77' x 33' (23.7m x 10.15m) - 2,500 Sq Ft and has a roller door to the front and is enclosed and secure. A freestanding Welfare Unit is within the building

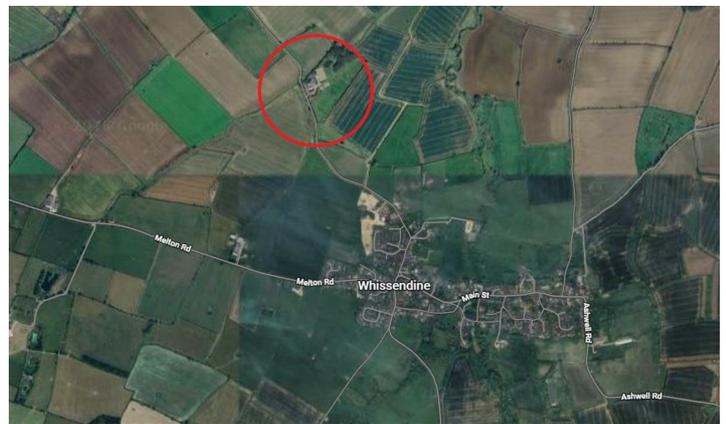
Terms

Both Units will have a new FRI lease prepared on the basis of a 5 year lease with 3 year review. Deposit equal to 3 months rent + VAT.

On Unit 1, the terms and form of lease may vary depending on what landlord works are proposed to be carried out. Rent for the building in it's current condition is £4,000 + VAT

On Unit 2 - Rent set at £12,000 per annum + VAT. The welfare Unit is included in the rental agreement. Running costs are tenant responsibility

A service charge is applicable for the upkeep of the common parts and car parking.



Viewing and Further Information

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