



Unit 1 and Yard, Old Station Yard, Ashwell, Oakham LE15 7SP

**Versatile unit plus hard standing land
TO LET in Ashwell**

Rent £13,200 + VAT for Unit and Yard

**610 Sq Ft Unit with 0.25 Acre
adjoining land**

- 610 Sq Ft Unit with circa 0.25 Acres Yard and land
- Multi use retail, office space and/or workshop space with adjoining land
- Single welfare facility and kitchenette
- 3 Allocated spaces plus addition land
- Roller shutter door and personnel door
- Suitable for Office, Workshop or storage use in convenient location.

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Summary

Size - 610 Sq Ft & 0.25 Acre Yard

Price/Rent - £13,200

Service Charge - Circa £400 per annum

Rateable Value - RV £3,900

Legal Fees - Both parties will be responsible for their own fees

VAT - Applicable

EPC - C (54)

Description

Unit 1 is a versatile ground floor retail/ office & workshop space with roller door and side personnel door. Internally the unit is open plan and a single welfare facility is provided. It would be a simple matter to instal a Kitchenette.

The unit also benefits from an adjoining area of land of approximately 0.25 of an acre which could be further fenced and secured. The land is partially stoned and has established hedges on 2 sides.

The unit is a blank canvas and could host a multitude of uses and great for a start up or well established local business.

Location

Located within Old Station Yard, Ashwell, situated just off the Whissendine Road on the outskirts of the popular Rutland village of Ashwell. The estate offers a mix of current occupiers. The nearest town is Oakham approximately 2 miles directly to the South, Ashwell offers easy access to the A1 via Cottesmore and Greetham approximately 4 miles to the East.

Terms

Offered for let on new 5 year fully repairing and insuring lease The quoted rent is £13,200 + Vat which is paid quarterly in advance. A deposit equal to 3-months rent plus Vat will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord.

Service Charge

An annual service charge will be applied towards the maintenance and emptying of the recently replaced and updated communal septic tank, this cost is spilt between all 6 tenants.

Price to be confirmed but estimated at circa £400 per annum

Services

We are advised that mains Water and 3 phase Electricity are connected to the property. Units are individual metered. These services have not been tested by the agent.



Viewing and Further Information

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