



The Cottage, The Engine Yard in The Vale of Belvoir NG32 1PA

The Cottage FF and part of the GF is available overlooking the cafe and outside food area, suitable for a variety of retail occupiers

£15,000 per annum plus VAT and service charges

GF - 301 Sq ft
FF - 952 Sq ft

- Prime rural retail Village outlet
- Ground floor retail with First floor offices
- £15,000 per annum plus VAT
- Service charges apply
- 1251 Sq ft across 2 floors
- Available immediately

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Summary

Size - The Cottage - Ground Floor 301 Sq Ft - First Floor 950 Sq Ft
Rent - £15,000 per annum - whole building
Service Charge - Service charges equate to an additional 20% of the base net rent before VAT plus landlords building insurance
Business Rates - Upon enquiry, Small Business Rates Relief should apply to qualifying businesses
Legal Fees - Both parties will be responsible for their own fees
VAT - Applicable
EPC - B (45)

Description

Part of the Ground Floor in The Cottage is available and measures 4.58m x 4.52m plus a Kitchen area of 2.7m x 2.7m - Total 301 Sq Ft

The First Floor which is divided into 3 Rooms and is accessed from the rear.

Description

The Engine Yard is Belvoir Castle's unique retail village, restored from old estate buildings, this is now a centre of excellence for local food, drink and artisan shopping. 1 unit currently available, suitable for a variety of retail occupiers who share the estates aspirations to provide something for everyone. Belvoir Castle has a passion for perfection in everything they do, promoting the countryside, safeguarding traditional past-times, championing artisan crafts and protecting the environment by providing people with positive experiences that reconnect communities and nurture new partnerships.

The Engine Yard is surrounded by beautiful woodland and located right next to Belvoir Castle. At the heart of the Engine Yard is a collection of charming 19th century buildings. Originally used by specialist tradesmen, these workshops produced all the furniture, windows and doors during the construction of the present Belvoir Castle in the early 1800s. Now these beautiful buildings have been lovingly restored to create a unique rural retail village within the Vale of Belvoir.

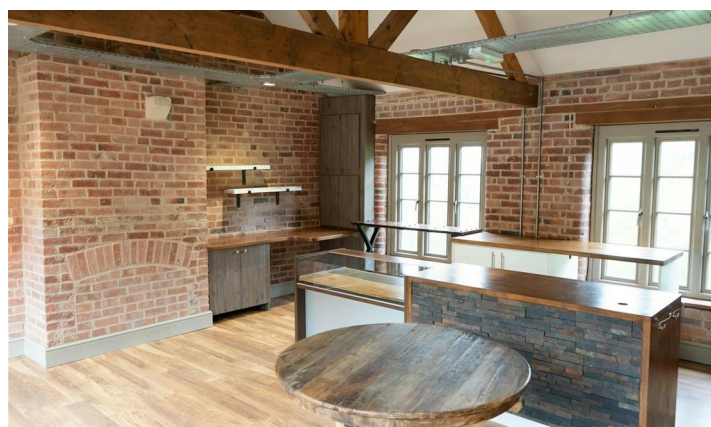
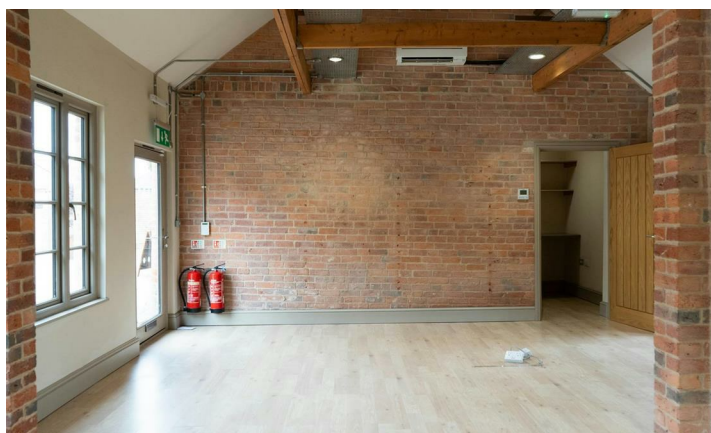
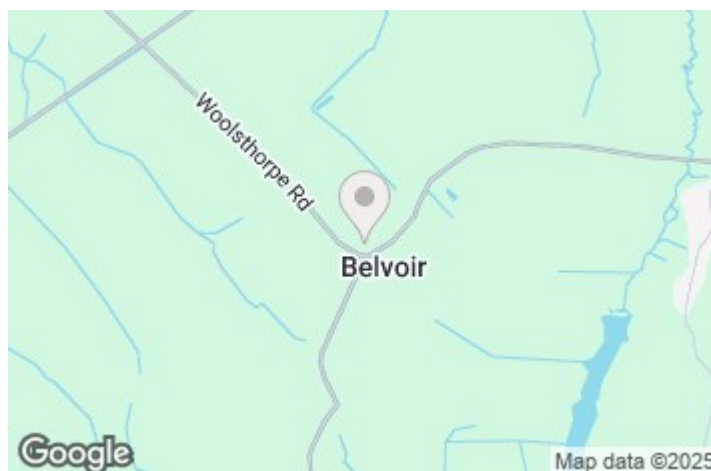
Location

Belvoir Castle is a popular tourist destination in the beautiful Vale of Belvoir in Leicestershire attracting a mix of high-end corporate and private clients. With Heritage tours and corporate events it attracts large numbers of local, national and international visitors.

Close to the A1 and only a 10-minute drive from the A52, 15 minutes from both Grantham and Melton Mowbray and 40 minutes from Nottingham.

Terms

Offered for let on new lease terms on a fully repairing and insuring basis - 5 year term available - £15,000 per annum Plus VAT. Service charges will apply, information available upon request.



Viewing and Further Information

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