



### Unit B - The Engine Yard, Belvoir Castle Estate, Belvoir

Retail unit at The Engine Yard at the entrance to Belvoir Castle

£12,000 per annum + VAT and service charge

688 sq ft over ground and First floor

- Belvoir Castle's unique retail village, restored from old estate buildings
- The Engine Yard is surrounded by beautiful woodland and located right next to Belvoir Castle
- 688 sq ft Retail Unit
- Including rear outdoor retail space
- £12,000 per annum plus VAT & service charge



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### Summary

Size - Unit B - 688 sq ft

Rent - £12,000 + VAT

Service Charge - Service charges equate to an additional 20% of the base net rent before VAT plus landlords building insurance

Business Rates - The VOA shows £6,500 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

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 for unique products and services. 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.

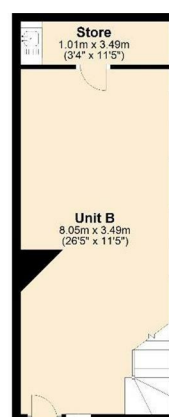
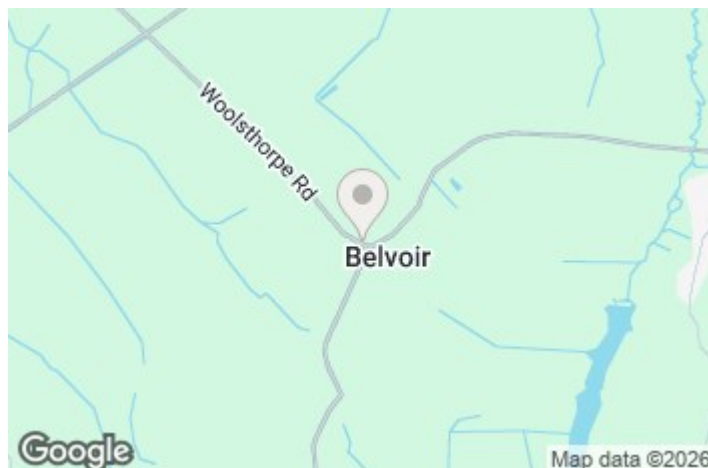
The Engine Yard is surrounded by beautiful woodland and located right next to Belvoir Castle. At the heart of the Engine Yard is a collection of charming 19th century buildings. Now these beautiful buildings have been lovingly restored to create a unique rural retail village within the Vale of Belvoir.

### Location

Belvoir Castle is a popular tourist destination in the Vale of Belvoir 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.

### Accommodation

2 storey retail unit - 688 Sq. Ft space - including rear store room. Benefitting from outstanding views over the Vale of Belvoir. With potential for a range of retail uses subject to Estate Approval.



## Viewing and Further Information

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