



Units 1 & 2, Tythby Grange Farm

Tythby, Nottinghamshire

Carter Jonas

Tythby Grange Farm
Tythby
Nr Bingham
Nottinghamshire
NG13 8GR

Commercial storage units to
let in a Farmyard location,
approximately 2,649 sq. Ft.

Commercial storage units totalling
approximately 2,649 sq. Ft.
To let with associated parking.

Carter Jonas



Property

Unit 1 is a traditional brick building totalling approximately 1,028 sq.ft. New roller shutter door with a height of 3.23 meters and personnel door to be installed.

Sloping ceilings with peak height of 5.58 meters, sloping to a height of 3.52 meters at the eaves.

Unit 2 is traditional agricultural buildings totalling approximately 1,621 sq.ft. Benefits from concrete floors throughout and roller shutter doors with approximate door heights of 2.53 meters.

Sloping ceilings with peak height of 4.06 meters, sloping to a height of 3.24 meters at the eaves.

Cladding is to be replaced along with electrical improvement works.

Vehicle parking will be provided on-site.

Property benefits from secure gated access.

Location

The unit is located outside the village of Tythby which is situated approximately 2 miles south 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 units are available to let to a single occupier either separately or together.

Use

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

Outgoings

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

Term

Initial term of 5 years with a break clause at year 3.

Rent

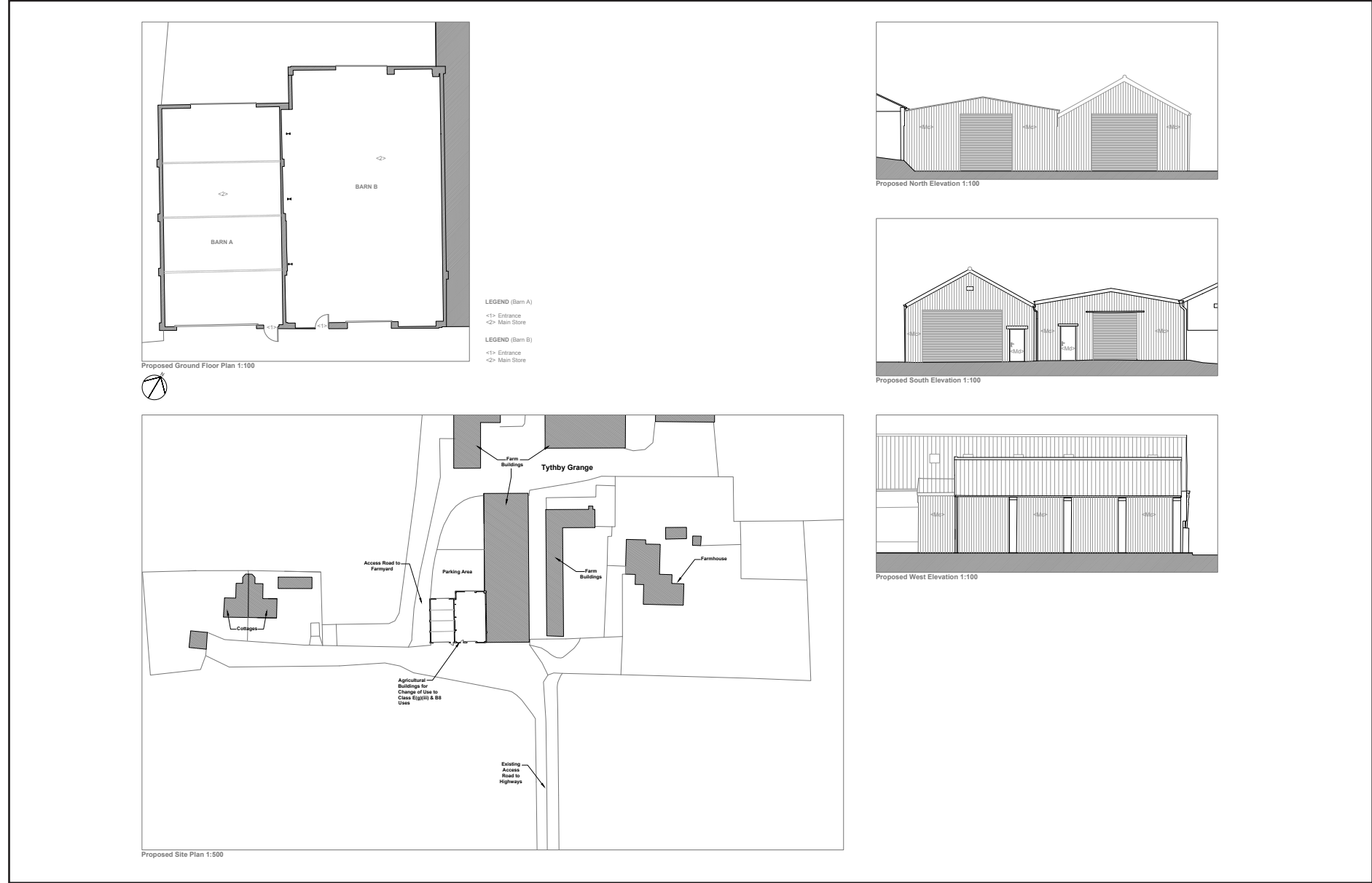
Offers in excess of:
Unit 1 - £5,600 + VAT
Unit 2 - £9,000 + VAT
Whole - £14,600 + VAT

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

The service charge covers grounds and car parking maintenance and toilet cleaning (if communal toilets are installed). This is recharged to the Tenant(s) based on the percentage of the floor area in which they occupy.

Works

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

Local authority

Rushcliffe Borough Council
Rugby Road
West Bridgford
Nottingham
NG2 7YG

Wayleaves easements & rights of way

The buildings are 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.

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.

Operating Hours

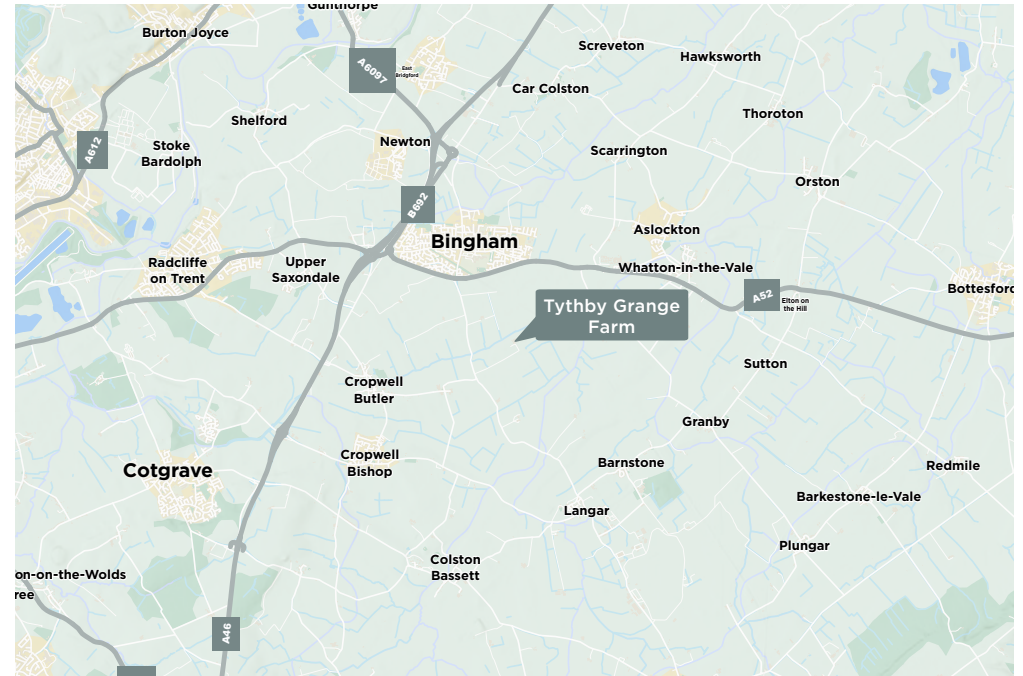
The hours of use shall be restricted to 07:00 - 19:00 Monday to Friday and 08:00 - 17:00 Saturdays, as per planning application 23/00296/FUL.

Viewings

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



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