



Unit 4, Tythby Grange Farm

Tythby, Nottinghamshire

Carter Jonas

**Tythby Grange Farm
Tythby
Nr Bingham
Nottinghamshire
NG13 8GR**

**Commercial storage unit for
let in a Farmyard location,
totalling 4,566.28 sq.ft.**

Commercial storage unit totalling approximately 4,566.28 sq.ft. To let with associated parking.



Property

Unit 4 is a Dutch Barn totalling approximately 4,566.28 sq.ft. Roller shutter door with a height of 4.93 meters and associated personnel door.

Arched ceiling with a peak height of 5.21 meters.

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 unit is available to let to a single occupier.

Use

Class B8 (Storage & Distribution) & 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: £25,000.

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.

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.

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 building is let subject to and with the benefit of all public and private rights of way, wayleaves and easements whether or not specifically mentioned.

Operating Hours

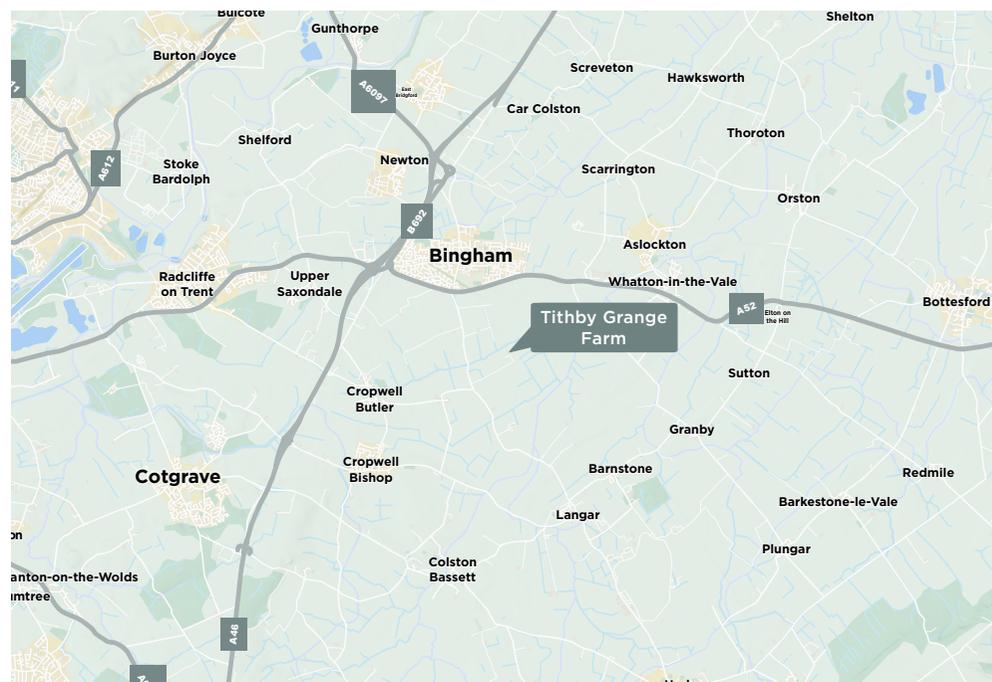
The hours of use shall be restricted to 07:00 - 19:00 Monday to Friday and 08:00 - 17:00 Saturdays, as per planning application.

Viewings

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



/// baseballs.cherubs.thankful



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