

Storage Facility Available To Rent South of Newark, Close to the A46 Dual Carriageway

Grain Store | Willow Farm | Hawton | Nottinghamshire | NG24 3RR



Agricultural Grain Store Located on Business Park – Available To Let Immediately Extending to Provide 697m², 7,500ft² of Accommodation with an Internal Eaves Height of 5m, 17ft Approximately

Available To Let on New Full Repairing and Insuring Lease
£17,000 per Annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Newark Upon Trent is a principal market town in Nottinghamshire, in the East Midlands region.

It sits on the River Trent and benefits from good road connections, with the A46 and A1 dual carriageways nearby.

The town has direct rail links to London St Pancreas.

The town has a population of approximately 30,000 residents, with a secondary retail catchment area within a 20 minute drive of over 200,000 residents.

Hawton is located immediately to the south of Newark, off the main feeder A46 dual carriageway connecting the town to Nottingham and Leicester. Leicester is approximately 30 miles to the south and Nottingham is approximately 15 miles to the south-west.

Description...

The property comprises a former grain store building available for agricultural storage.

The specification includes a steel portal frame with concrete floors, high bay doors, the building measuring 75ft x 100ft approximately.

Please enquire for further information with regards to services.

Tenure...

The property is offered to the market at an asking rent of £17,000 per annum on a new lease with immediate occupation available.

The proposed tenant will be asked to contribute £750 plus VAT towards the landlord's reasonable legal fees with regards to the preparation of the lease. Rent will be paid quarterly in advance and may be subject to VAT.

In addition will be levied a service charge to cover maintenance of any communal areas and an apportionment of building insurance.

Outgoings...

The tenant will be responsible for all outgoing at the property including utilities and any Business Rates if applicable.

VAT...

VAT may be applied to the letting at the discretion of the seller.

Viewings...

By appointment through the agent.

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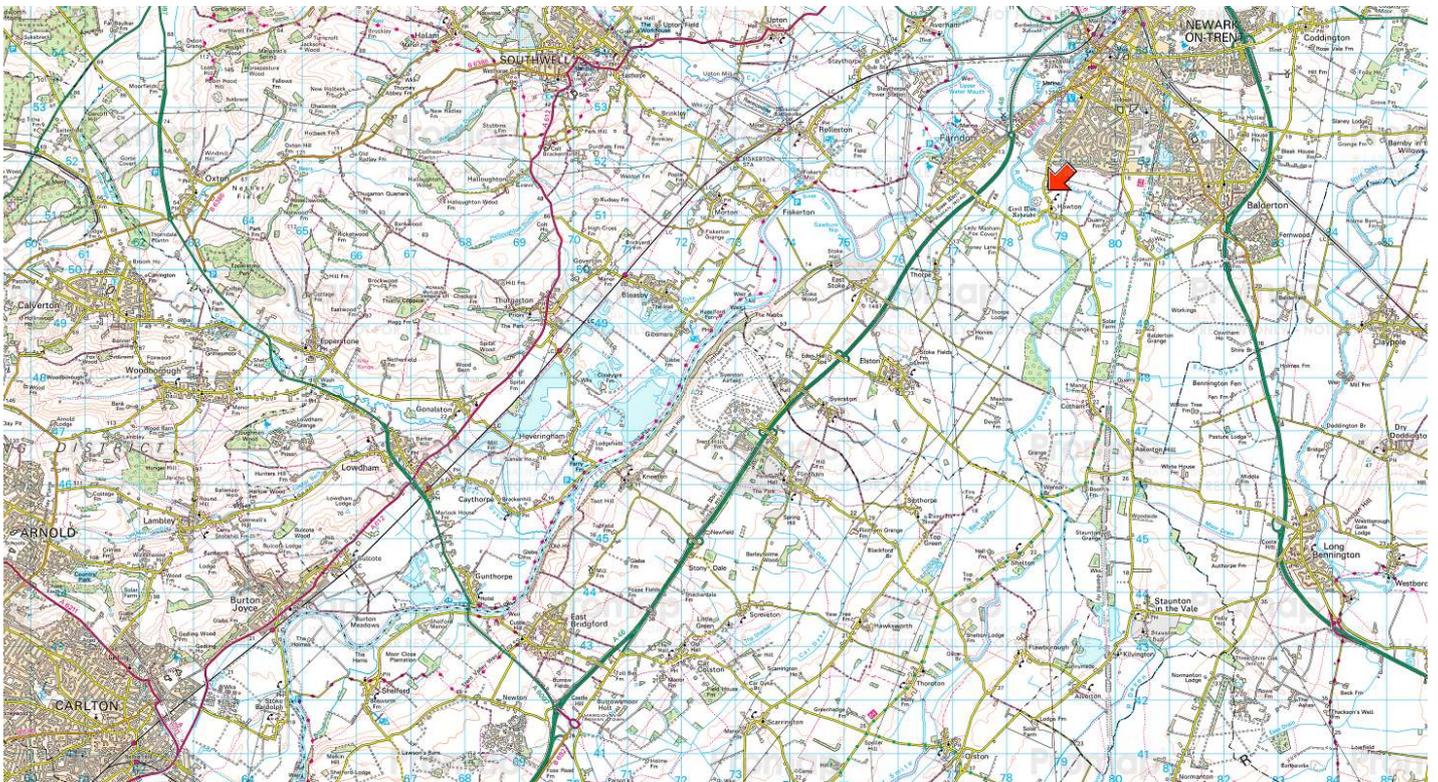
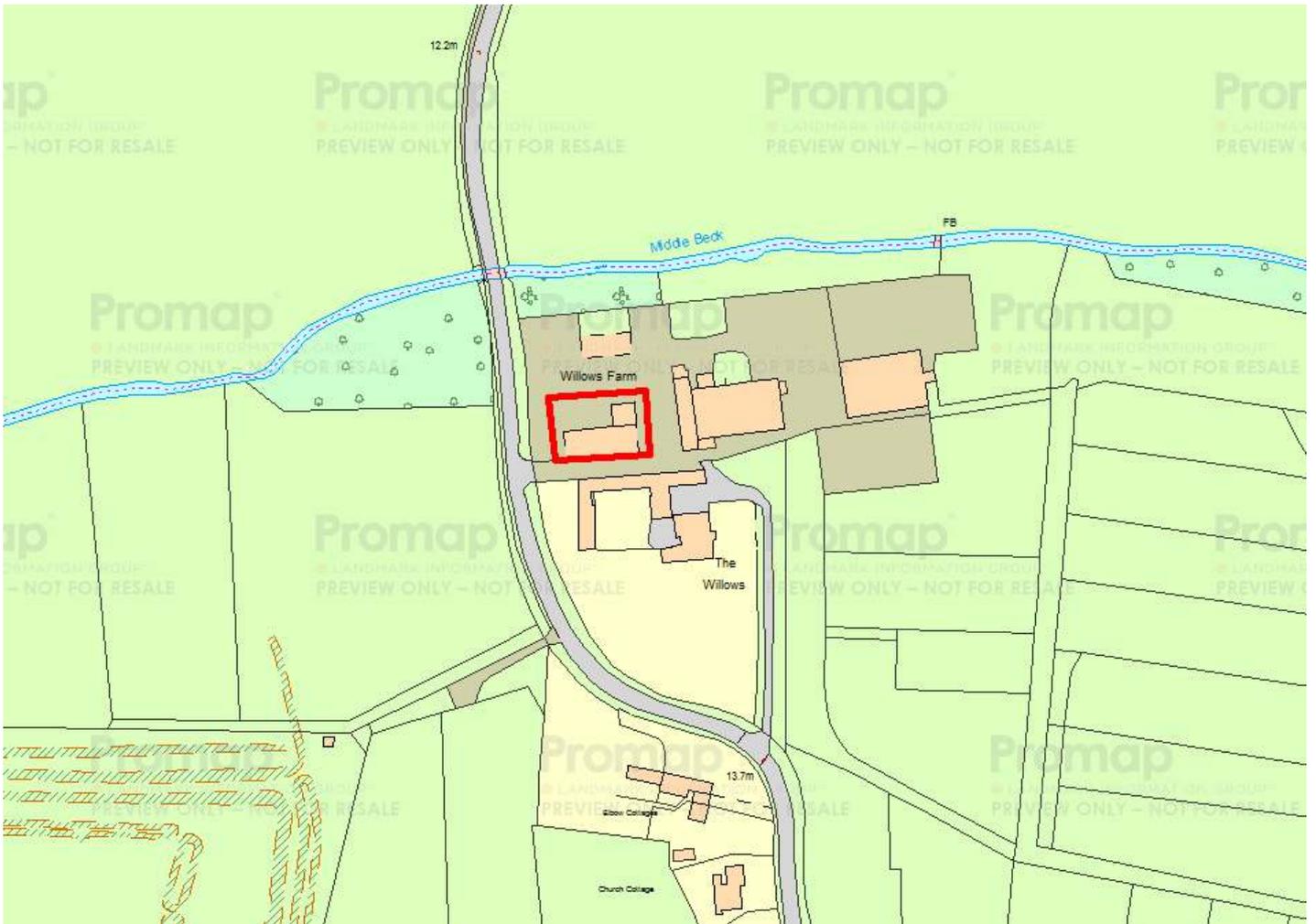
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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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