

**TO LET: 1,540 sq ft Workshop
plus additional mezzanine
Bates Farm, Flecknoe, Rugby, CV23 8AX**



**New Lease
Rent: £12,000 per annum.**

Subject to Contract

Viewing via: **BANKIER SLOAN**

Sugarswell Business Park, Shenington, Banbury, Oxon OX15 6HW

Tel: Banbury 01295 688384, Mobile: 07831 338111

email:reception@centre-p.co.uk, www.centre-p.co.uk

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Internal photo taken 2022



Internal photos taken 2024

New 3 Lease. £12,000 per annum

We have been instructed to market this excellent recently refurbished workshop / storage unit located within an established rural business location. The tenant has the benefit of our client living within 50 metres of this unit, and thus offer additional evening security.

Accommodation: The workshop / store measures 1,540 sq ft (approx 44 ft x 35 ft) and benefits from a first floor mezzanine floor measuring 20 ft x 18 ft.

Tenure: The premises are available on a new 3 year internal repairing lease at an initial rent of £12,000 per annum + VAT. Rent is to be paid quarterly in advance.

Management Fee: The tenants will be charged an annual management fee equivalent to 5% of the rent.

Insurance: The freeholder will insure the premises but the ingoing tenant will be asked to reimburse the annual insurance premium covering this unit which is currently **£412** per annum.

Administration Fee: The ingoing tenants will be asked to contribute £300 + VAT towards the freeholder's costs in producing an agreement.

Subject to Contract

Viewing can be arranged via sole agents:

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