

17 Chatsworth Avenue | Long Eaton | NOTTINGHAM | NG10 2FL

The premises comprise a rectangular self-contained industrial unit of approximately 1,500 square feet altogether along with a decent amount of parking and outside storage space. We are instructed to let the unit on behalf of our clients who are not interested in a freehold sale.

- £12,000 per annum
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Viewing Arrangements

Strictly by appointment

Contact Details

Derby Road
Long Eaton
Nottingham
Nottinghamshire
NG10 1LU

www.wallacejones.co.uk
enquiries@wallacejones.net
01159468946

DESCRIPTION: The premises comprise a rectangular self-contained industrial unit of approximately 1,500 square feet altogether along with a decent amount of parking and outside storage space. We are instructed to let the unit on behalf of our clients who are not interested in a freehold sale.

The property is constructed of facing brick with a concrete floor, flat roof being felt over concrete beam and block. There is excellent natural light, as well as folding doors to the front providing good loading facilities. Internally the main industrial space benefits from 3 phase power and a wet system of gas fired central heating.

There are 2 sets of toilets as well as a reception hallway, storeroom and separate main office. The front site compound area is enclosed behind a palisade fence and double gates being hard surfaced, and there being parking for several vehicles.

GENERAL USE: The premises are considered suitable for a number of light industrial uses and include a separate office area and storeroom to the front of the unit.

LEASE TERMS: The premises are currently vacant following the closure of the property owner's business and are immediately available on a new 3-year lease agreement, with the tenant being responsible for paying a month's rental in advance at the commencement of the lease as well as a month's rent equivalent as the security deposit. The incoming tenant will be responsible for the internal repairs to the property whilst the landlord will be responsible for the external repairs.

RENTAL: The unit is immediately available on a new three-year lease at a rental of £ 12,000 per annum exclusive, payable monthly in advance on the 1st of each month. The landlord also insures the building for rebuilding along with property owners' liability insurance. This is payable by the tenant yearly in advance and we believe the policy to run from around September each year and the premium to be in the order of £ 500 per year.

SERVICES: We understand the unit has the benefit of three phase electrical supply, mains gas, metered water supply and mains drainage.

VIEWING ARRANGEMENTS: By appointment, the sole letting agents who will be pleased to supply any further information that is required.

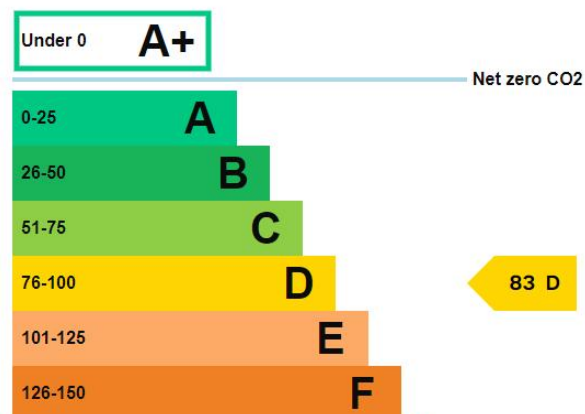
RATEABLE VALUE: The incoming tenant will be responsible for the business rates charged by Erewash Borough Council however presently most small business enterprises would be exempt from paying rates at the property.

COSTS: The incoming tenant will be responsible for the landlord's costs in preparing the lease agreement which are fixed in the sum of £ 300 plus VAT. This fee is payable on submission of the tenancy application. At the start of the tenancy and upon handing over the keys, the first month's rent is due in the sum of £ 1000 as well as the deposit in the sum of £ 1000 which is held in our client's account.

VAT: We understand that the landlord is currently not VAT registered with regards to this property, and therefore there is no VAT chargeable in addition to the rent. We do not expect this position to change.

DIRECTIONAL NOTE: The unit is best approached by proceeding from our office at Long Eaton Green continuing towards Nottingham and at the next mini island turn right into Waverley Street which in turn becomes Main Street. At the island, bear left towards Meadow Lane crossing the railway line and at the mini island turn right into Meadow Lane itself. Proceed towards the bottom where Chatsworth Avenue is the turning on the left hand side, the unit being seen shortly on the left hand side identified by the agents TO LET board.

This property's energy rating is D.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.