

# YARD SPACE / OR STORAGE OPPORTUNITY

Robin Hood Site, Main Street, Laneham, Nottinghamshire DN22 0NA

## RENT!

SECURE FENCED & STONED YARD AVAILABLE TO RENT ON FLEXIBLE TERMS

- Yard Space (up to 0.3 acres)
- Easy access to the A57 leading to the A1
- Flexible terms available



Interested? Contact Nick Morgan 0115 979 3495 [nmorgan@heb.co.uk](mailto:nmorgan@heb.co.uk)

**0115 950 6611**

### LOCATION:

The site is situated in Laneham, North Nottinghamshire.

The site sits approximately 13 miles west of Lincoln and 8 miles east of Retford.

The location provides easy access to the A57 leading to the A1.

### DESCRIPTION:

The land is located to the rear of the site, accessed via a shared driveway off Main Street, Laneham.

The self-contained storage yard / compound will be made to be hard standing and securely fenced for private access and additional security.

Access is via a shared driveway. Occupiers will need to ensure the access is kept clear at all times as it is shared with adjoining properties/occupiers.

### ACCOMMODATION:

	ACRES	SQ M
Storage Yard (Whole):	0.3	1,194

### TERMS:

The storage land is available to rent on a new lease for a term of years to be agreed. The lease will be excluded from the Landlord & Tenant Act 1954.

### RENT:

The storage land is available to rent as a whole at a level of:-

**£30,000 Per Annum**

The yard may be suitable to be split. Please contact the sole agents below for further information.

### RATES:

The yard is not separately assessed for business rates. Prospective tenants should make their own enquiries to the local authority.

### PLANNING:

B8 (Storage)

The site has been previously used as open storage yard for the adjacent units.

Occupiers are advised to speak to the local Council regarding their proposed use.

### VAT:

Vat is not applicable to the rent.



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heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD





**SITE ENTRANCE**

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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.