

TO LET

New Lease

STORAGE UNIT

Former barn and attached stores.
(May split)

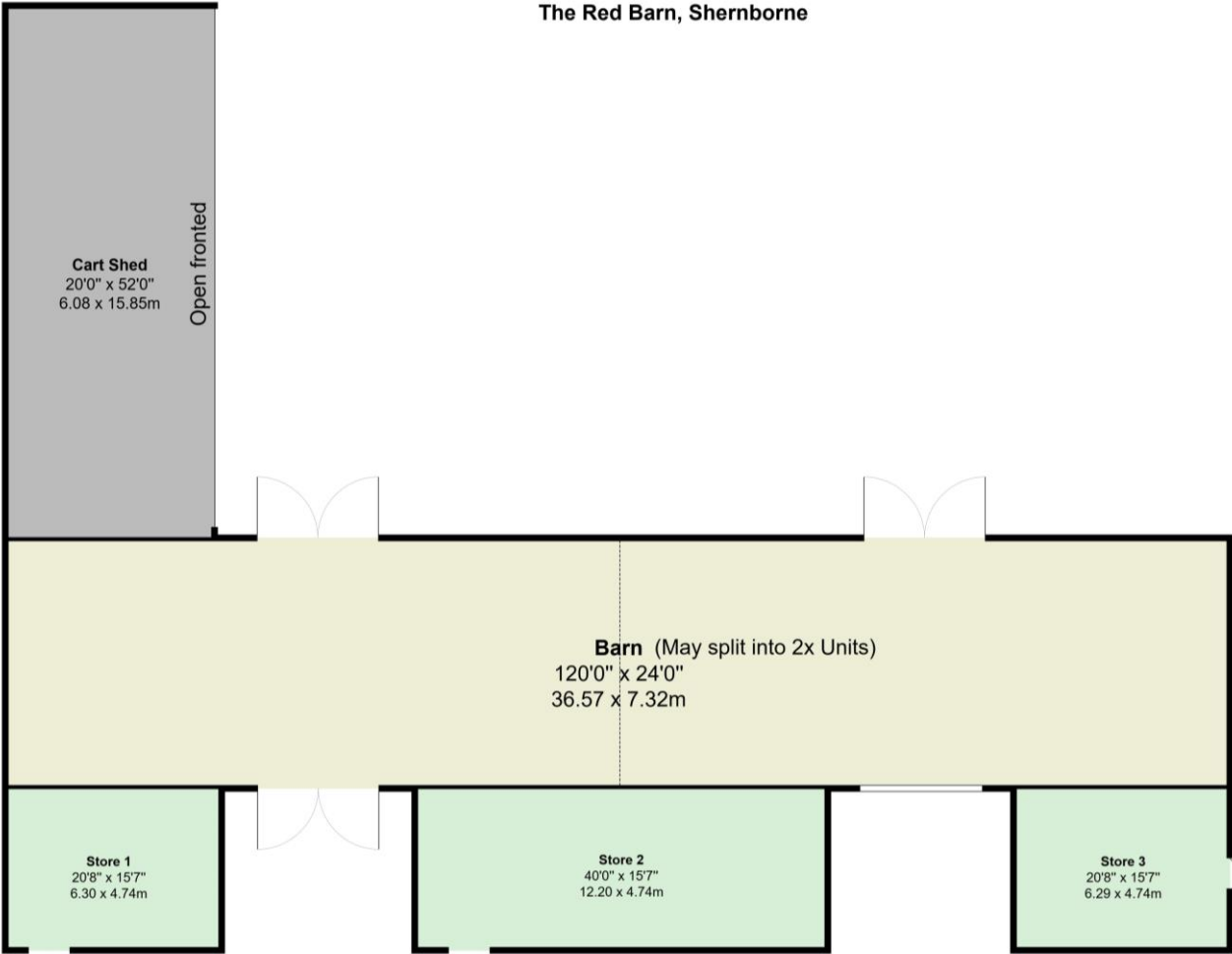


- Barn Storage, Yard & Attached Stores
- Barn GIA Approx. 2880 sq. ft.
- Total GIA Approx. 5,198 sq. ft.
- **RENT: £15,000 per annum, ex**

Red Barn
Sherborne Road
Sherborne
PE31 6SB



The Red Barn, Shernborne



Red Barn, Shernborne Road, Shernborne, King's Lynn, PE31 6SB

Location

The **Red Barn** is situated in a rural area, about mid-way between Shernborne and Fring, approximately 12 miles north of King's Lynn and 9 miles from Burnham Market and Holkham. The premises is easily accessed at the intersection of Bircham Road and Shernborne Road.

Description

The entire **Red Barn** has recently been re-roofed, creating an ideal space for general storage. The barn itself consists of one large store area with three 12ft x 12ft double doors and three ancillary stores with separate access.

Parking and outside space by agreement.

Adjoining cart shed – optional, by negotiation.

Accommodation

Main Barn: 120'0" x 24'0"	2880 sq.ft.
Store 1: 20'8" x 15'7"	324 sq.ft.
Store 2: 40'0" x 15'7"	628 sq.ft.
Store 3: 20'8" x 15'7"	324 sq.ft.
Cart Shed: 52'0" x 20'0"	1040 sq.ft.
Total: Approx	5196 sq.ft.

Lease

The premises are available to let by way of a new lease, on the following main terms: Tenant internal repairs and decoration, initial term of 3 years, Mutual break option after 1 year and at any time thereafter with 2 months' notice. Provision of Rent Review at second anniversary and annual reviews thereafter. The lease is to be contracted out of the security of tenure provisions of the 1954 Landlord & Tenant Act.

Services & Outgoings

Mains electricity. These services and related appliances have not been tested. (Potential for water to be laid on if required, by negotiation). Tenant to be responsible for all outgoings and business rates if applicable.

Rent

£15,000 per annum for the whole. 3 x months payable in advance upon commencement.

VAT

The Agents are advised that VAT is not applicable to the rent.

Legal Costs

Ingoing tenant to be responsible for the Landlords reasonable legal costs in connection with the transaction.

Viewing

Further details and arrangements for viewing may be obtained from **LANDLES**.

Negotiations

All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**.

Tenancy Application Form

Interested applicants should fill out a Tenancy Application Form available from the Agent's offices. Tenancy application fee payable @ £120, including VAT, to the Agents. All applications will be considered on their individual merits.

EPC – Except Building

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Blackfriars Chambers, Blackfriars Street
King's Lynn PE30 1NY
01553 772816 | info@landles.co.uk
www.landles.co.uk