



FORMER LEISURE / EVENT VENUE TO LET

BUCKMINSTER BARN, BACK STREET, BUCKMINSTER,
GRANTHAM NG33 5RT

- Total NIA approximately 1,676 ft² (155.7m²)
- Large car park and lawned garden.
- Suitable for various uses such as offices, retail and hospitality, subject to the necessary planning permission.
- Modern open plan space with a stone floor, log burner and full-height double-glazed windows providing countryside views.
- Available November 2024.

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£15,000 P.A.X LEASEHOLD | 1,676 ft² (155.7m²)

Lincoln

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BROWN & CO JH Walter

LOCATION

Buckminster is a highly attractive and sought-after village between the Towns of Melton Mowbray and Grantham, North of Stamford and Oakham. The A1 is approximately 4 miles to the East providing easy access to the North and South of the Country.

The property can be found South of the Church set back from the Village Green. The village has various amenities including a Public House/Restaurant, Village Hall, Primary School and a Shop. There are various established retail businesses operating in the village including a Deli, Picture Framers, Dress Maker, Sculptor, Haberdashery, Financial Adviser and Furniture Store.

The property has the potential for various alternative uses, subject to the necessary planning consent being obtained. The owners would consider offers from occasional users.

DESCRIPTION

Buckminster Barn comprises a converted stone building under a pitched pantile roof, to date used as a modern events space.

The ground floor comprises a kitchen, WCs and a modern open-plan event space with a stone floor, log burner and full-height double-glazed windows providing fine countryside views. The first floor comprises further events space with a vaulted and beamed ceiling and carpeted flooring. Externally the property benefits from a large car park with lawned garden to the front.

ACCOMMODATION

The property has been measured on a net internal area basis and comprises as follows:

Description	m2	Sq.ft
Ground Floor - Reception Area/Office	60.6	652
Ground Floor - Kitchen	11.8	127
Ground Floor - WC's	-	-
Open Plan First Floor Room	83.3	897
Total NIA	155.7	1,676

SERVICES

We understand that the property has connection to mains electricity, water and drainage. Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease in respect of this property.

TOWN AND COUNTRY PLANNING

We understand that the Premises having previously been used for assembly & leisure purposes and will have an established planning use. We would recommend that potentially interested parties contact the Planning Department at Melton Borough Council to discuss planning-related matters. Tel: 01664 502502.

BUSINESS RATES

Prospective tenants should clarify the Rateable Value and level of Business Rates payable via Melton Borough Council. Tel:01664 502502.

LEASE TERMS

The property is to be made available by way of a new effective full repairing and insuring lease.

RENTAL TERMS

We are quoting a rent of £15,000 per annum for the property.

EPC

The property has an EPC Rating of D94.

VAT

We understand that the property is elected for VAT.

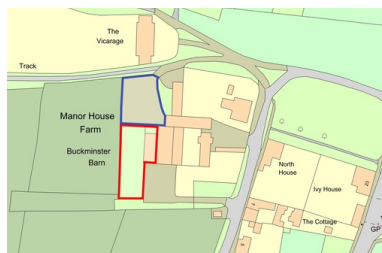
LEGAL COSTS

The ingoing tenant will be responsible for payment of 50% of the landlord's legal costs associated with the preparation of the new lease.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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