

Richardson

Commercial Property Specialists

The Covered Yard,
Uppingham Road
Glaston
Uppingham, LE15 9ES

TO LET

£900 PCM



- Secure Storage / workshop
- Electric shutter door
- Flexible terms
- GIA 283 sq m (3,050 sq ft)
- Rural location
- EPC: tbc

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

LOCATION

The property is located on the north side of the A47 just to the west of Glaston, near Uppingham, Rutland, approximately 17 miles east of Leicester, and 22 miles west of Peterborough.

The property is situated in a farmyard setting.

DESCRIPTION

The property comprises a secure store / workshop accessed via an electrically operated roller shutter door. The height to eaves is 3.65 m. There is a shared on-site w.c.

Approved uses only. No motor trade. Viewing strictly by appointment only.

ACCOMMODATION

The property has the following approximate floor area measured in accordance with the RICS code of measuring practice on a net internal floor area basis:

GIA 283 sq m (3,050 sq ft)

SERVICES

We understand that mains electricity is connected to the premises via a submeter. There is no heating. Prospective occupiers must rely on their own investigations as to the existence and condition of services.

BUSINESS RATES

Not assessed.

TERMS

The property is available on a new internal repairing and insuring licence for a term to be negotiated at a rent of £900 per calendar month exclusive.

VAT

VAT will not be charged on the rent.

EPC

tbc

LEGAL COSTS

A lease arrangement fee of £150.00 plus VAT payable to the agent, will be charged to the ingoing tenant.

VIEWING

For further information or an appointment to view please contact the sole selling agent Andrew Leech at Richardson on 01780 758007 or email: aleech@richardsonsurveyors.co.uk



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.