

UNIT 4, BELLHANGER ENTERPRISES

£740 PCM PLUS VAT



Description

Unit 4 is an open plan brick built steel framed building with an insulated roof located on a quiet rural business park. The unit benefits from good access from the public highway leading to a large tarmac outside area providing ample parking and space for deliveries/collections.

The internal accommodation offers one large open plan space with concrete flooring throughout, access is made at the front through large double doors and through the rear via a single personnel door. The unit benefits from its own water and three phase electrical supply, as well as a private WC and kitchenette.

Accommodation

The unit is approximately 995ft² (92m²).

Use

Light workshop, storage and distribution, alternative uses to be agreed with Landlord.

Rent

£8,880 per annum paid monthly in advance (£740/month) plus VAT.

Holding Deposit

A holding deposit of £500 payable on agreeing terms, not refundable if the Tenant does not proceed but fully refundable if the Landlord does not. The sum will be offset against the first quarters rent.

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Deposit

Deposit of the equivalent of 3 months' rent payable at the commencement of the Tenancy and refundable at the end of the Tenancy subject to inspection and any necessary reparation.

Business Rates

The property is registered for business rates with East Hampshire council, reference 17100320646106, rateable value £8,800. Business rates payable by the Tenant, small business relief may apply.



Utilities

The unit benefits from a separately metered three phase electricity supply, which is the responsibility of the Tenant. The unit benefits from its own water supply, the cost of water and sewerage are included within the rent. There is an internet connection to the unit and this is the responsibility of the Tenant.

Parking

There are three allocated parking spaces associated with the unit and overflow parking is available if required.



Insuring and repairing obligations

Landlord insures the building, the Tenant is responsible for contents insurance. The Tenant will have their own public liability insurance, a copy of which will be given to the Landlord at the commencement of the Tenancy.

The Landlord is responsible for structural and external repairs and the Tenant is responsible for internal repairs.

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Improvements

Permission must be sought from the Landlord before work commences, all improvements will be carried out at the Tenant's own cost and the Landlord reserves the right to ask the Tenant to re-instate work carried out by the Tenant during the Tenancy.

Service Charge

None

Terms

Flexible terms by negotiation.

Legal Fees and deposit:

The Tenant will pay 50% of the Landlord's professional costs associated with the drafting of a lease agreement.

References required:

The Tenant will provide 2 of 3 of the following financial references:

- most recent trading accounts
- tax return
- bank reference.

The Tenant will also supply a copy of photo identification and bill in their name for proof of identity and address.

Contact & Viewings:

Jack White t 07738 150163 or 01256 389253

e: jack@moundsmere.co.uk

Viewings strictly by appointment with Moundsmere Estate Management Ltd.

