

Unit 17, Clapham Lodge, Leeming, Northallerton, DL7 9LY

£450PCM (Deposit: £450)

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Tax Band: Furnished: Unfurnished

Commercial storage unit occupying a courtyard setting at a former farmstead between Leeming and Londonderry villages with easy access to junction 51 of the A1(M).

RATEABLE VALUE: £3300 (1st April 2023 to present). Small business rate relief may be available to some occupiers.

PLANNING: It is the ingoing tenant's responsibility to verify that their intended use is acceptable to North Yorkshire Council.

SERVICES: Electricity connected.

TERMS: The unit is available as a whole by way of a new full repairing and insuring lease for a term of years to be agreed. Security the equivalent of one months rent is required. Buildings Insurance is currently around £20 a month. VAT: The rent is not subject to VAT.

FEES: Credit check fee of £100 including VAT. Each party will be responsible for their own legal fees.

01765 608203

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EMAIL
Info@solopm.com

www.solopropertymanagement.com



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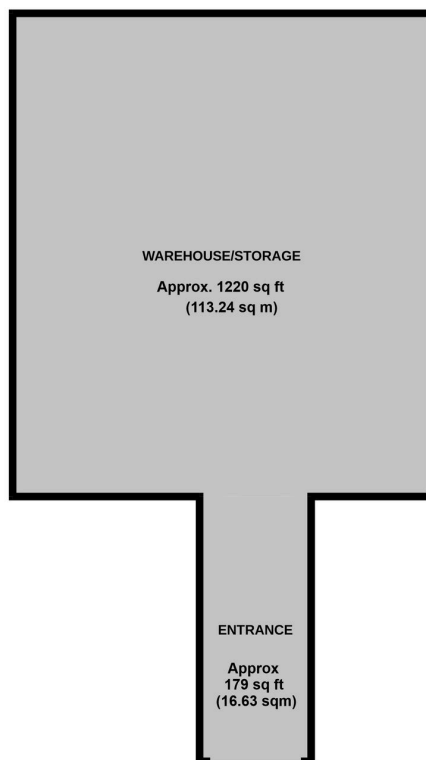
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- Secure Commercial Unit
- Entrance Area
- Lighting & Power
- Personal/Hobby Potential
- Rural Location
- Roller Door Entrance
- 1219 sq. ft. Storage Space
- Ideal Warehouse
- Courtyard Location
- Close to A1(M)



TOTAL FLOOR AREA: 1398 sq.ft. (129.9 sq.m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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