

EATON COMMERCIAL

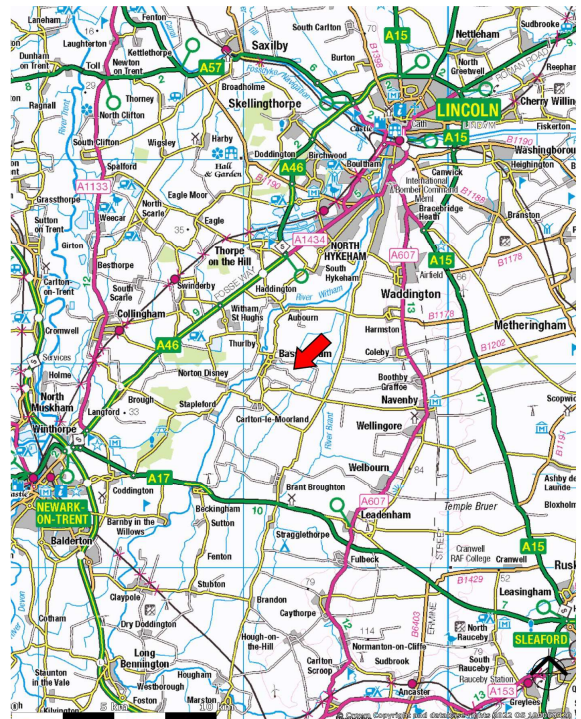
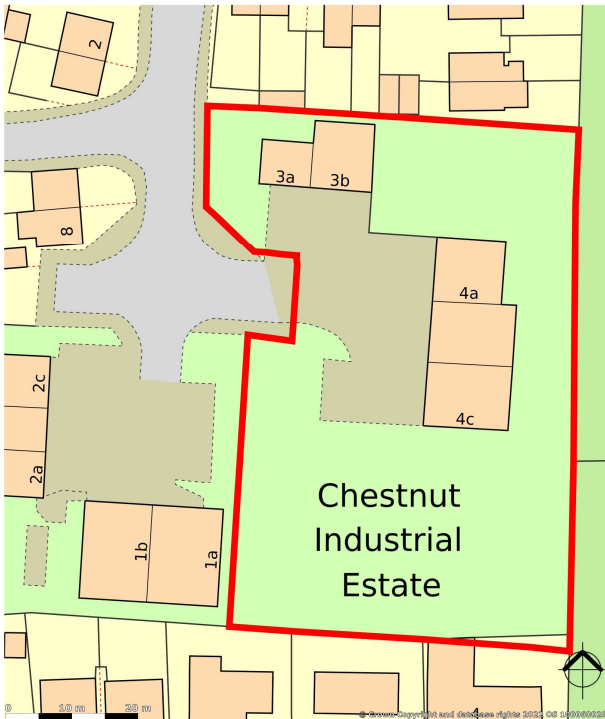
PROPERTY CONSULTANTS

0114 349 1190

UNITS TO LET

**Chestnut Close
Bassingham
LN5 9LL**

1,000 – 2,250 sq.ft Units available



MBP3, MEADOWHALL BUSINESS PARK, CARBROOK HALL ROAD, SHEFFIELD, S9 2EQ

enquiries@eatoncommercial.com | eatoncommercial.com

Regulated by RICS



LOCATION

Bassingham is situated midway between Lincoln and Newark, being approximately 8 miles from each. The A46 is within 3 miles providing access to the A1(M). Chestnut Close is situated on the north eastern edge of Bassingham and comprises an estate of 5 units.

DESCRIPTION

The units are single storey , steel framed & brick clad industrial units. The units benefit from sectional roller shutter access doors and integral kitchenette & WC Facilities.

The communal service yard provides on site parking and circulation area. Dedicated parking & loading areas are provided to each unit.

ACCOMODATION & RENTS

Unit 3A	1,000 sq.ft	£8,000 per annum exclusive
Unit 4A	1,000 sq.ft	£8,000 per annum exclusive
Unit 4B	1,250 sq.ft	£10,000 per annum exclusive

(Units 4A & 4B can be let as a combined unit)

SERVICE CHARGE

A service charge of £1.00 per sq.ft is applicable to each unit.

EPC'S

The Energy Performance Certificates are available on request from the agents.

VAT

The properties are subject to VAT

LEASE TERMS

6 year lease with mutual break clause at year 3 subject to 6 month written notice.

RATES

(Up to 100% rates relief may be applicable by application to the Rating Authority)

Unit 3B Rateable Value - £4,050.00
Rates Payable (22/23) - £2,020.95

Unit 4A/4B (currently rated as a single unit)
Rateable Value - £8,200.00
Rates Payable (22/23) - £4,091.80

VIEWINGS & FURTHER INFORMATION

Strictly by arrangement with the agent:-

Tom Eaton	tom@eatoncommercial.com	0114 349 1190 / 07712 047 354
Robert Eaton	robert@eatoncommercial.com	0114 349 1190 / 07860 858 021

MISREPRESENTATION ACT 1967

These particulars are provided for guidance only. The agents give notice that whilst these particulars are believed to be accurate they are not guaranteed and do not constitute any part of any contract with misrepresentation Act 1967. June 2016 – Plans are not to scale