Corner Farm Workshop





£6,000 pa Available immediately

Radbourne, Derbyshire



Location

The building is situated on the outskirts of Radbourne village but is close to residential property, precluding businesses that generate noise or odour.

It is located next to farm buildings and the incoming tenant should therefore be aware that some use of the surrounding area will be made by agricultural vehicles and farm machinery.

Post code

DE6 4LY

Description

The property comprises a detached workshop building. Construction is of steel portal frame with brick elevations beneath, and a pitched roof incorporating translucent roof lights.

Internally the property is divided into two open plan areas which could be used as storage or workshop. There is ancillary office accommodation with WC and kitchen facilities.

Externally the property provides parking for up to three vehicles. Access is immediately off the road via a locked gate.

Accommodation

The property measures approximately 191 sq m gross internal area.

Tenancy

Ideally the property is to be let on an FRI lease for a minimum of three years, but alternative proposals would be considered.

Business rates

The property is listed on the Valuation Office website as having a rateable value of \pounds 6,500.

VAT

Exempt from VAT.

Viewing

By prior telephone appointment with Bidwells Call or email Helen Brockington <u>helen.brockington@bidwells.co.uk</u> Tel, 07748 760972

Address: Eaton House, Wallbrook Court, North Hinksey Lane, Oxford, OX2 0QS





These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells have not carried out a survey, nor tested the services, appliances or facilities. Tenants must satisfy themselves by inspection or otherwise. All prices are quoted exclusive of VAT unless confirmed otherwise. Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge CB2 9LD, where a list of members is available for inspection. Bidwells is a member of and covered by the RICS Client Money Protection Scheme. Bidwells is also a member of The Property Ombudsman Redress Scheme.