

TO LET: Workshop & Extensive Yard Park End Works, Croughton, NN13 5LX



**3,400 sq ft Workshop, plus 3,660 sq ft Yard
New Lease. £24,000 per annum**

These premises can be viewed via sole agents:

BANKIER SLOAN

Sugarswell Business Park, Shenington, Banbury, Oxon, OX15 6HW

Tel: Banbury 01295 688384, Mobile: 07831 338111

email:reception@centre-p.co.uk, www.centre-p.co.uk

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New Lease. £24,000 per annum

Accommodation: We have been instructed by the owners to offer on a new lease, this prominent 3,400 sq ft industrial unit which benefits from considerable outside storage. We believe it might be suitable for a variety of uses, including potentially as a carwash. The yard, which measures approximately 3,660 sq ft, benefits from an existing interceptor. This was fitted to meet the operational needs of the existing equipment hire business which has been operational on the site for over twenty years.

Tenure: This property is being offered on a new lease at an initial rent of £24,000, this being payable quarterly in advance.

Insurance: The landlords will insure the property and the ingoing tenants will be responsible for reimbursing the premium to the landlord.

Administration Fees: Our clients have a standard lease for all premises and will usually produce their own documentation, seeking a contribution towards their administration costs.

Rateable Value: The workshop has a Rateable Value of £14,250. If this is the tenants only commercial property and they are therefore able to claim Small Business Rates Relief, the rates payable will be £5,130.00.

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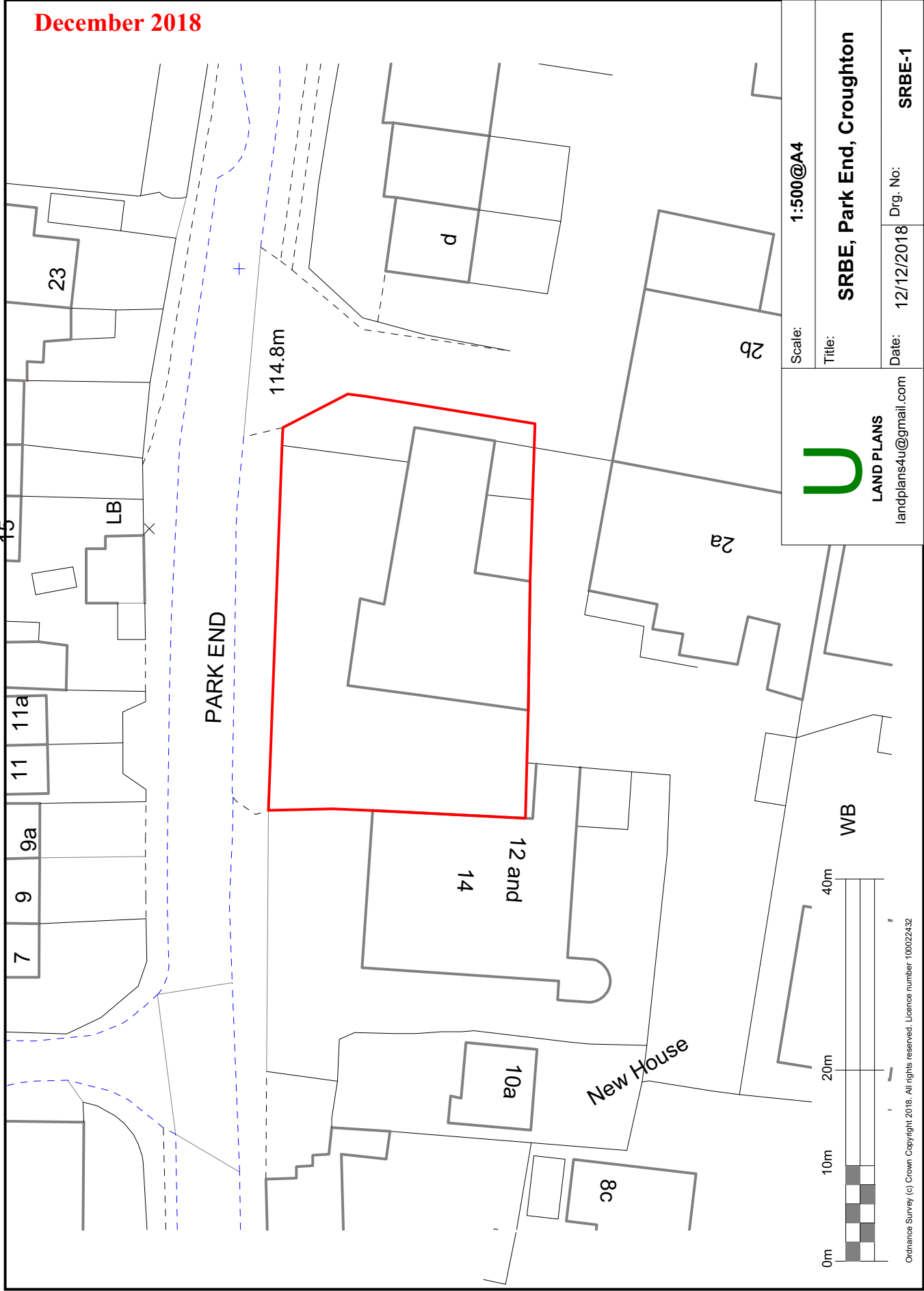
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