



TO LET

- Excellent Location
- Approx 11410 sqft of hard standing space
- Additional available by separate negotiation
- M4 Motorway network in close proximity
- Heras fencing available

Yard space at Ashwell Grange Lodge

Stroat, Chepstow NP16 7LS
 £18,000 per annum plus VAT

Extensive yard space with hard standing in excess of 11410ft² set in a rural yet accessible location with Chepstow less than 4 miles distant. |

DESCRIPTION

A well positioned yard space available adjacent to the A48 at Stroath. The yard comprises of approximately 11,410 ft² of hard standing, which subject to negotiation can be made into a secure fenced area. The area provides a versatile space suitable for a range of uses with an option for additional space subject to negotiation.

LOCATION

The site is situated just off the A48 and approximately 3.8 miles from Chepstow with the M48 providing access across the original Severn crossing being only 5.8 miles. The M4/M5 Motorway Network provides access to Bristol, Gloucester, and further afield to the south east and south west.

OUTSIDE

The property benefits from a private driveway leading to the Yard space with ample on-site parking available.

Additional space could be available subject to negotiations.

SERVICES

No services are available at the site.

TERMS OF TENANCY

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same and ideally for a term of at least 3 years with the opportunity of a break clause if required. The tenant will contribute £500 (plus VAT) towards the preparation of the Tenancy Agreement.

The lease will be on Full Repairing and Insuring Terms with Tenant responsible for all outgoings.

DEPOSIT

A deposit equal to two calendar month's rent will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

SETUP FEE

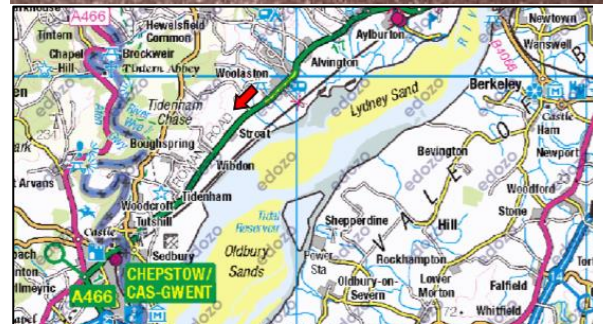
The tenant will contribute £500 (plus VAT) towards legal costs.

LOCAL AUTHORITY

Forest of Dean District Council - 01594 810000

VIEWING

Strictly by appointment with the Agents: David James, tel 01633 880 220.



PLANS AND PARTICULARS 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. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.