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Unit 1 Bolham Lane Business Park, Retford, DN22 6UH

£7,000 pa

Refurbished workshop/storage unit – perfect for starter/small businesses

- Reserved car parking spaces
- Lighting & power
- Secure fenced and gated site
- Shared WCs in adjacent block

Approx. 66 sq m (710 sq ft)

Location

The estate is located on the former Council depot off Bolham lane just to the north side of Retford.

Description

Unit 1 is the end unit of a block. Single roller shutter door to the front.

The unit provides storage/workshop space fitted out with lighting and power. The units have a shared WC block adjacent.

Accommodation

Each unit extends to approx. 66 sq m (710 sq ft).

Business Rates

Unit 1 is assessed to rateable value £2,350. Qualifying small businesses will obtain 100% small business rates relief. Contact Bassetlaw District Council on this tel. 01909 533533

Tenure

To let on new lease term for a 7 year term with rent reviews at the end of the 3rd and 5th years at a rent of £7,000 pax. There is a small service charge as a contribution to the upkeep of common external areas.

Utilities

Tenants must satisfy themselves on the availability of services and that they are to their requirements.

Restrictions

All works and operations which are audible at the site boundary shall only be carried out between 08:00 Hours and 18:00 Hours Mondays to Fridays, 08:00 Hours and 13:00 Hours Saturdays and at no time on Sundays, Bank Holidays and Public Holidays. Deliveries of goods to and from the site, including the removal of plant, equipment, machinery and waste shall only take place within these permitted hours.

VAT

No VAT.

Legal Costs

The landlord prepares the agreed lease and charges £450 + VAT to the tenant for this.

Viewing & Further Information

Brown & Co

29- 33 Grove Street

RETFORD

DN22 6JP

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Brochure prepared in April 2024

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