



**Small Lock up Barn Moor Farm, Asher Lane,  
Ruddington, Nottinghamshire, NG11 6JX  
TO LET £5,500 per annum Approx. 600 Sq. Ft**

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# Small Lock up Barn Moor Farm, Asher Lane Ruddington Nottinghamshire NG11 6JX

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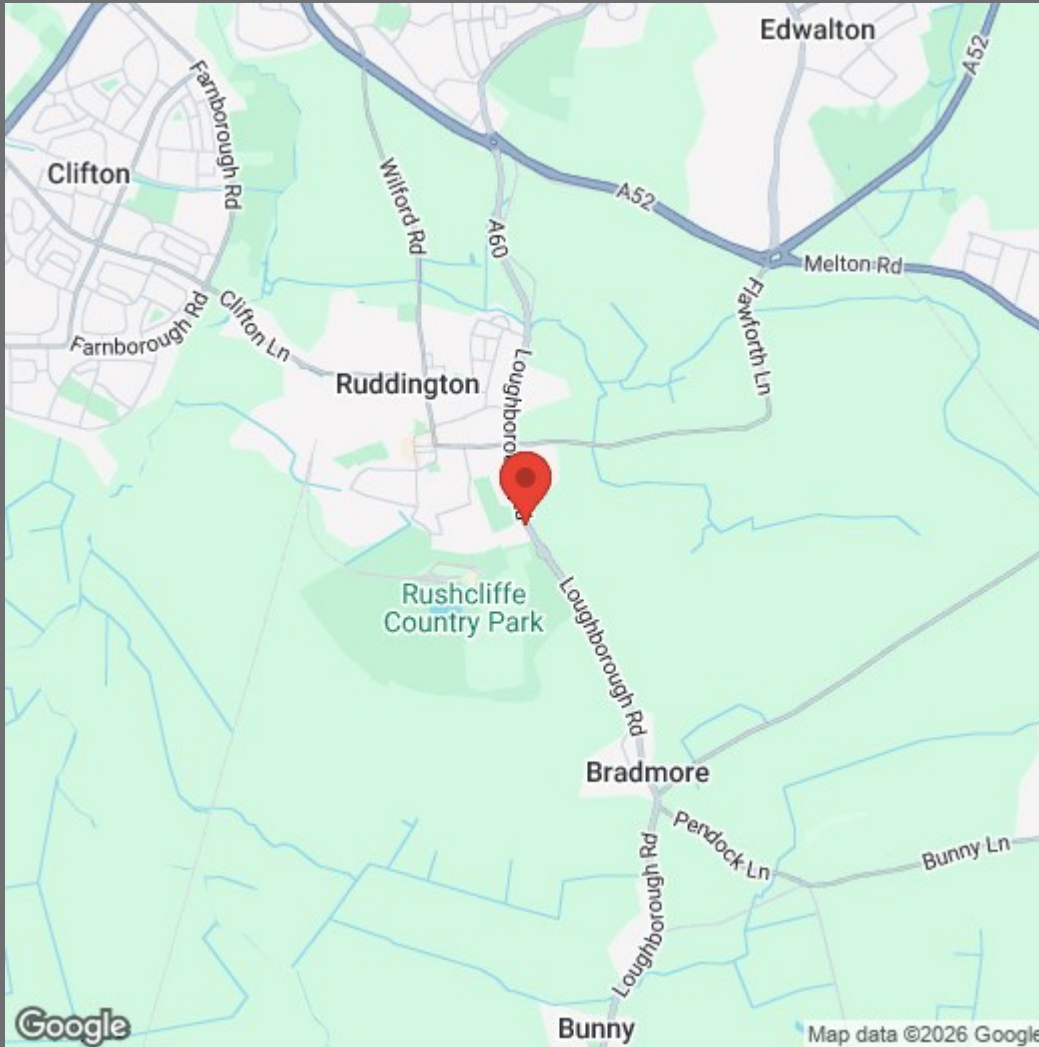
A rare opportunity to lease a brick barn lock-up in the highly desirable village location of Ruddington, South Nottinghamshire.

Strategically positioned in Ruddington (NG11 6JX), the property enjoys excellent access to Nottingham city centre approximately 5 miles to the north, with convenient connections to the A60, A52, and M1 motorway network, making it well located for occupiers requiring strong local and regional transport links.

Constructed in attractive red brick with a pitched slate roof and secure access doors, the property offers versatile accommodation suitable for a range of storage, workshop, agricultural, or light commercial uses, subject to the necessary consents.

The premises are available on a 3-year lease term and are offered in a condition ready to be cleared and occupied immediately, allowing an incoming tenant the flexibility to configure the space to suit their operational requirements.





#### GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, County Chamber, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel- (01664) 560181 Option 5 Commercial

**TERM:** The property is available by way of a new Full Repairing and Insuring (FRI) lease for a minimum term of 3 years.

**SERVICES:** Electricity available in the property

**EPC :** N/A

**VAT:** VAT is Payable on Rent

- Traditional detached brick barn premises
- Available on a 3-year lease
- Suitable for storage, workshop, agricultural or light commercial use
- Immediate occupation available
- Electricity available in the property
- £5,500 + VAT per annum
- Approx. 600 Sq. Ft

County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

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**Tel: 01664 560181 Option 5 Commercial**

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