



AGRICULTURAL BUILDING

Holmes Farm, Main Road, Long Bennington, Newark, NG23 5EB
TO LET £15,000 PER ANNUM

BROWN & CO

LOCATION

Situated between Dry Doddington and Claypole, Holme Farm is located within close proximity of the A1. Newark lies 4.8 miles North West of the farm.

DESCRIPTION

The premises offers approximately 5,700 sq ft of workspace and an open sided lean to that extends to approximately 1,100 sq ft.

The building is of steel portal frame construction with a concrete floor. Yorkshire Boarding surrounds three sides of the building with corrugated sheet cladding on the main elevation.

There is substantial outside turning area that is due to be concreted shortly. This will provide an ideal site for LGV's and HGV's requiring access for deliveries, loading and unloading.

The unit provides an optimum opportunity for those businesses looking to run their business independently in a quiet, rural location whilst having the benefit of excellent transport networks nearby.

FACILITIES

Holme Farm is working farm, no other tenants are on site.

SERVICES

The premises benefits from 3 phase electricity and mains water. Neither of which are sub metered. Any water and electricity used will be included within the rent.

The tenant will be liable for all other outgoings.

TERMS

The property is let on a new lease with an initial term of 12 months at a rent of £15,000 plus VAT, payable in advance.

BUSINESS RATES

The building is not assessed for business rates.

HEALTH & SAFETY

The property is part of a working farm and therefore viewers should be careful and vigilant whilst on the holding. Neither the Landlord nor the Letting Agent are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

LEGAL COSTS

The ingoing tenant will be expected to contribute to the Landlords legal costs incurred in the preparation of the lease. We anticipate this contribution will be in the region of £600 plus VAT.

VIEWING

Viewing is strictly by appointment with the agents. Please contact Brown & Co for any further information.

CONTACT

George Watchorn BSc (Hons) MRICS FAAV or Emily Barnacle BSc (Hons) MRICS

Brown & Co, The Old Bakery, 4 Norman Way, Melton Mowbray, Leicestershire, LE13 1JE

Tel: 01664 502120

Email: george.watchorn@brown-co.com
emily.barnacle@brown-co.com

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

The Old Bakery, 4 Norman Way, Melton Mowbray LE13 1JE

01664 502120 | melton@brown-co.com

BROWN & CO