



WOOD MOORE & CO.



New Barn, Holmes Farm, Long Bennington, Newark NG23 5EB

- **Approx. 5,672 ft² (527 m²) storage unit with grain walling & roller shutter door**
- **Secure working farm yard environment**
- **Adjacent to A1 Trunk road providing excellent access throughout the country.**
- **Available TO LET at £15,000 p.a.**

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS
01636 610906 | enquiries@woodmoore.co.uk | www.woodmoore.co.uk



LOCATION

The premises are situated immediately adjacent the A1 on the outskirts of the village of Long Bennington, being within 4 miles of Newark Town Centre, Grantham 10 miles and Lincoln 17 miles and therefore benefiting from all the local road and rail links provided.

DESCRIPTION

Situated within a working farm, immediately next to the A1 trunk road, the premises comprise a detached barn offering open plan storage accommodation.

Accommodation

Description	ft ²	m ²
Main Workshop	5,672	527
Total	5,672	527

BUSINESS RATES

The property has a Rateable Value of £16,750. All enquires regarding Rates Payable should be made to South Kesteven District Council 01476 406080

ENERGY PERFORMANCE

The property has no heating or cooling installations and is therefore EPC exempt.

SERVICES

Electricity & water are connected to the premises. The premises do not offer any welfare or office accommodation. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services. The occupier will be responsible for the provision and cost of utilities

TENURE

The unit is available To Let at £15,000 per annum.

VAT

All sums quoted are exclusive of VAT which may be payable at the prevailing rate.

COSTS

Each party to be responsible for their own legal & professional costs incurred in creating the tenancy although it is anticipated that the Landlord will use their own short form in-house tenancy agreement

VIEWING

For further information or to arrange a viewing, please contact:

Wood Moore & Co Ltd
Navigation House
48 Millgate
Newark NG24 4TS
E: enquiries@woodmoore.co.uk T: 01636 610906



Internal View of the unit



(Not to scale: for identification purposes only)

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