

Yard 1 Brook Furlong Farm Costock Road East Leake LE12 6LY

# **TO LET** From £21,000 pax



**Storage Land / Yard Areas** 

1,176.93 sq m (12,668 sq ft)

#### **DESCRIPTION**

The land comprises a hard standing surface with secure fence and gates, suitable for a variety of open storage uses.

#### **ACCOMMODATION**

Yard 1	1,176.93 sq m	(12,668 sq ft)
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#### **TENURE**

The yards are available on a new lease on flexible terms to be agreed.

#### **RENT**

£21,000 (twenty one thousand pounds) per annum exclusive.

#### VAT

VAT will be charged on the rent.







#### **BUSINESS RATES**

Local Authority: Rushcliffe Period: 2025/2026

Rateable Value: To be re-assessed

#### **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in the transaction.

### **PLANNING**

We understand the premises have authorised planning consent under Class B8 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.





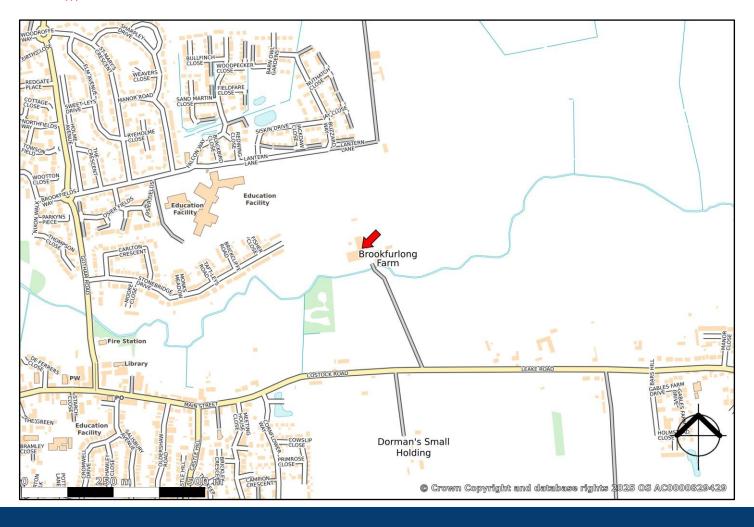


## **LOCATION**

Brook Furlong Farm is well-located in an attractive open countryside setting on the outskirts of the village of East Leake, within close proximity to the A60 Loughborough/Nottingham link road.



what3words: ///dream.bends.inform





## **CONTACT:**

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#### IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations