

Lullington Road, Rosliston, Derbyshire, DE12 8HZ Former Tearoom | To Let | 53.90 Sq M



Location

Beehive Farm is located just outside of the village of Rosliston in rural Derbyshire. The former tearoom forms a central part of the small complex of let business premises, many of which house service-based businesses bringing regular footfall to the Farm.

Beehive Farm provides access to the Beehive Woodland Lakes which offers caravanning, camping, and fishing lakes, as well as being home to the local pre-school. There are also two wedding venues in the immediate locality of Rosliston, offering tipi and marquee weddings respectively.

The village of Rosliston, located within the National Forest, is home to a popular local free-to-enter tourism destination, Rosliston Forestry Centre. The Centre boasts forest walks, lodge accommodation, soft play, and cycle hire. Beehive Farm is well positioned as a stop off for many cyclists and ramblers.



Description

Although the unit has history of being run as a tearoom, the space is versatile and would suit a variety of operators, being located in the popular Beehive Farm complex of small business premises.

The traditional frontage of the ground floor unit opens into an open plan space, formerly used as seating space for the tearoom, with tiled floor and exposed beams to the vaulted ceiling. The service area within this unit, which benefits from independent access via a stable door, leads onto the former kitchen and wash up space. A back door leads onto an outdoor rear service and loading area, where a shed is available for use.

Externally, the tearoom previously benefitted from covers to the front of the unit off the main car park for Beehive Farm. Subject to the proposed user, external frontage can be made available by agreement.

Ample car parking is available to the users of Beehive Farm on a first come first served basis, however vehicular access to the rear of the unit is possible for loading and unloading. Limited overflow car parking is available at Beehive Woodland Lakes.

Toilets are available around the corner for use by those working in and visiting the units. These toilets are shared with the other occupants at the Farm and an access key will be provided.





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Amenities







Bike Parking



Kitchen



Leasehold

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Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Unit	Sq Ft	Sq M
Main Dining Area	264.21	24.55
Service Area	69.68	6.47
Kitchen	143.29	13.31
Wash Up Area	102.95	9.56
Total	580.13	53.90

Further information

Lease Terms

This whole premises available to let by way of a commercial lease terms to be agreed at a rent of £7,920 per annum.

Tenure

The length of the lease to be offered is negotiable. The security of tenure provisions of the Landlord and Tenant 1954 Act will be contacted out of.

Business Rates

To be reassessed following the unit being split in two.

Services

Mains water and mains electric is available to the units. The cost of which will be recharged by the landlord in line with submeter readings.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



Service Charge

A service charge equivalent to £100 per month will be payable in respect of site maintenance as provided by the landlord.

EPC

The EPC rating D - 79. To be reassessed following the unit being split in two.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

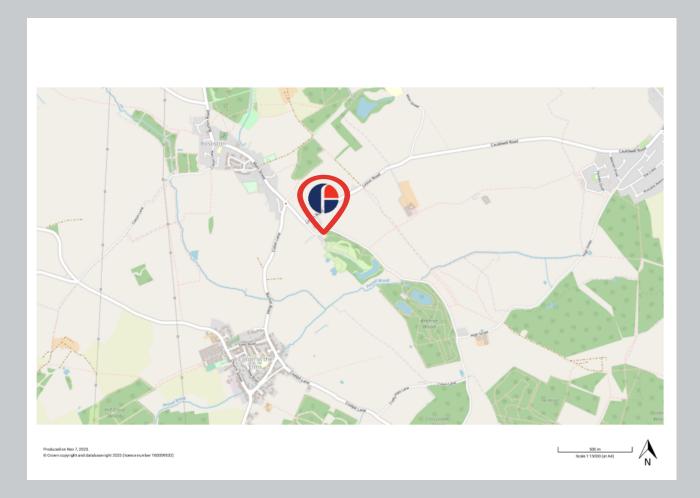
Strictly by prior arrangement with the sole agents.







Unit 3 Beehive Farm, Derbyshire





Approximate Travel Distances



Locations

- Rosliston Forestry Centre 1.2 miles
- A38 at Walton on Trent 3.4 miles
- Swadlincote 4.6 miles
- Barton under Needwood 4.7 miles



Nearest Station

• Tamworth Railway Station - 10 miles



Nearest Airport

• East Midlands Airport - 20.9 miles



Viewings



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