

WOOD MOORE

Units 1 – 4 Ryall Farm, Main Street, Newark, NG22 0DD

To Let | 1,051 to 5,496 sq ft

VERSATILE COMMERCIAL UNITS TO LET – All enquiries welcomed; suitable for Retail, Industrial, Workshop, Offices.

woodmoore.co.uk

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Summary

- Rent: £6,500 - £31,500 per annum
- Business rates: £0.92 per sq ft (100% Small Business Rates Relief may be available to qualifying tenants).
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

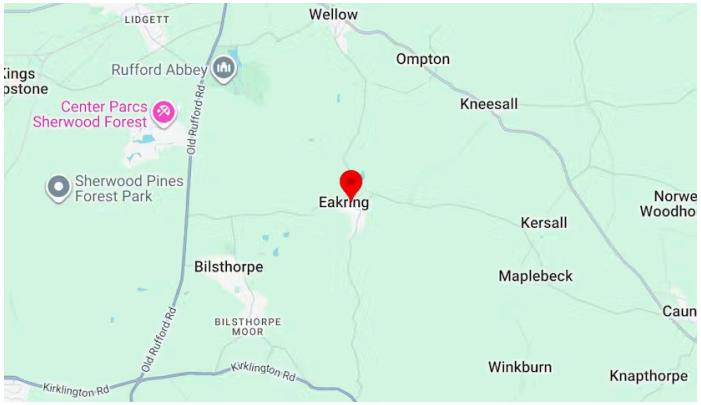


Jasper Caudwell
01636 610 906 | 07951 344794
jcaudwell@woodmoore.co.uk



Jamie Thorpe
01636 610 906 | 07304 072 391
jthorpe@woodmoore.co.uk

woodmoore.co.uk





Description

Ryall Farm comprises a range of commercial units situated within a secure, gated site in the village of Eakring, Nottinghamshire. The accommodation offers versatile space suitable for a variety of business uses, including retail, workshop, storage and office purposes. The units are available to let individually or as a whole, with the site benefiting from CCTV coverage, alarm systems, 24-hour access (although a gate is locked out of hours which the tenant will have access to should they need it) and ample on-site parking.

Location

Ryall Farm is situated in the village of Eakring, Nottinghamshire, conveniently positioned approximately 20 minutes' drive from both Newark town centre and Mansfield, with Nottingham also easily accessible via the A614. The nearby market town of Southwell provides a range of local shops, amenities and services. The location benefits from convenient road connections to the surrounding commercial centres, making the property well placed for businesses operating across Nottinghamshire and beyond.

Accommodation

The Property is currently occupied as a whole and has been for a number of years; however, the units would suit being sub-divided with all enquiries welcomed:

Name	Size	Rent	Availability
Unit - 1	1,051 sq ft	£6,500 /annum	Available
Unit - 2-3	1,399 sq ft	£9,500 /annum	Available
Unit - 4 (Ground and Mezz)	3,046 sq ft	£15,000 /annum	Available

Terms

The units are available TO LET with immediate occupation, subject to the terms of a new full repairing and insuring (FRI) lease. Lease terms are available by negotiation to suit individual requirements.

A rent deposit equivalent to three months' rent will be payable.

Services

Three-phase electricity is connected. Units 1–3 benefit from shared toilet facilities, whilst Unit 4 has its own disabled toilet facilities.

Rateable Values

The property's rateable value is £11,750. Therefore, qualifying small businesses may be eligible for up to 100% Small Business Rate Relief, subject to the relevant eligibility criteria and local authority assessment.

VAT

VAT will be applicable.

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be place. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.






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