

TO LET / MAY SELL

Secure yard with workshop

36 Lodge Lane, Derby, DE1 3HB



- Secure, fenced yard with workshop and WC.
- Extending to some 0.147 acres (approximately).
- Situated close to the road network and Derby city centre.
- Available immediately on new lease terms.

RENT: £15,000 P.A.X.

**01332
200232**

Location

Derby is a city in the East Midlands with a population in the region of 260,000 persons. Road communications are excellent, the city lies upon the A52/A50/A38 trunk roads some 8 miles from Junction 25 of the M1 motorway.

Lodge Lane is situated off the A6 road very close to the inner ring road (A601). The Subject property is situated on the north side of Lodge Lane and the south side of Bridge Street.

Description

The property comprises a secure yard with a workshop.



The yard has two gates: one to Lodge Lane and one to Bridge Street that provide vehicular access to a secure concrete surfaced yard.

Within the site is a basic timber office structure, WCs and a workshop with an electric roller shutter door (4.0 m x 3.5m).



Areas

Workshop:- 66.4 sq.m. / 714 sq.ft.

Office/WCs:- not measured

Site area:- 0.147 acres

Services

We understand that electricity and water are connected.

Rental

£15,000 P.A.X. (per annum exclusive of rates and other outgoings)

Price

Offers invited for the freehold interest.

Deposit for lease

A rent deposit of three months' rent may be required.

Lease Terms

The property is available to let on new full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.



Security of Tenure

The new lease is to be contracted outside of the Landlord and Tenant Act 1954.

Insurance

The tenant is to be responsible for keeping any goods on site insured and will maintain Public Liability Insurance in connection with its occupation of the site. The landlord is responsible for buildings insurance with the

tenant reimbursing the cost of the premium annually.



Legal Costs

Each party is to be responsible for their own legal charges in the transaction.

Viewing

Viewing is strictly via appointment with Sole Agents:

David Brown Commercial

Tel:

01332 200232

Email:

enquiries@davidbrownproperty.com



IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

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