



HIGH QUALITY GROUND FLOOR OFFICE SUITE

UNIT 3 BUCKMINSTER YARD, BUCKMINSTER NG33 5SA

- Self-contained Ground Floor Office Suite with a Kitchen, WC (Disabled) & Stores.
- NIA approx 444 sqft (41.3 sqm)
- High specification building with beamed ceilings, LED lighting, double glazed windows & carpet flooring.
- 2 allocated car parking spaces to frontage.
- Effective FRI lease (via service charge) available for a term to be negotiated.

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RENT: £5,500 P.A.X. LEASEHOLD| 41.6 Sqm (448 sqft)

Lincoln

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LOCATION

Buckminster is a highly attractive and sought-after Village between the Towns of Melton Mowbray, Grantham, Stamford and Oakham. The A1 is approximately 5 miles to the East providing easy access to the North and South of the County.

The subject property is located within the established Office and Retail Courtyard known as Buckminster Yard. The Village has various amenities including a Public House/Restaurant, Village Hall, Primary School and a Shop. There are various established Retail businesses operating in the Village including a Picture Framers, Coffee Barn/Shop, Sculptor, Haberdashery, Financial Adviser and Furniture Store.

DESCRIPTION

Unit 3 comprises a self-contained Ground Floor Office Suite with a Kitchen, Stores and WC (Disbalded). The Office space is to a modern specification to include carpeted solid floors with underfloor heating, painted plastered walls and ceilings with suspended down lighters and exposed beams. 2 allocated car parking spaces are provided with the Office Suite which benefits from super-fast fibre broadband connection.

ACCOMMODATION

The property has been measured on a net internal area basis:

Description	Sqft	Sqm
Ground Floor - Office	361	33.5
Ground Floor - Kitchen	32	3.0
Ground Floor - Stores	55	5.1
Ground Floor - WC	-	-
Total NIA	448	41.6

SERVICES

We understand that the property has connection to mains electricity, water and drainage. Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease in respect of this property.

TOWN AND COUNTRY PLANNING

We understand that these Premises have an established planning consent falling under Use Class E covering Office and other uses. We would recommend that interested parties contact the Planning Department at Melton Borough Council Tel: 01664 502502.

BUSINESS RATES

Unit 3 is assessed under the 2023 Rating List as Offices and Premises with a Rateable Value of £8,000. The Rateable Value from April 2026 is to be £5,200.

Subject to the ingoing tenant meeting certain criteria, it is possible to claim up to 100% exemption from the payment of Business Rates utilising the Government's Small Business Rate Relieve Initiative. We would recommend that prospective tenants contact Melton Borough Council to ascertain the level of Business Rates payable in respect of the property and the potential for claiming exemption for part or all of the liability. Tel: 01664 502502.

LEASE & RENTAL TERMS

The property is to be made available by way of a new effective full repairing and insuring lease (via service charge) for a term to be negotiated at a rent of £5,500 plus VAT per annum.

SERVICE CHARGE

The ingoing tenant will be expected to pay a service charge in addition to rent in respect of Unit 3. The service charge for 2026 is understood to be £1,630 per annum plus VAT.

The service charge includes the tenant's contribution towards communal heating and associated electricity costs together with those associated with water and drainage, buildings insurance, maintenance of common external areas to include landscaping and external redecoration, maintenance of the car park, fences, waste disposal and gates etc. The tenant will be responsible for their own electricity usage which will be recharged by the landlord. The tenant will only be responsible for the payment of Non Domestic Business Rates, if appropriate, together with broadband and telephone to the Service Providers concerned

EPC

Unit 3 has an EPC Rating of B38 valid until 13th April 2033

VAT

VAT will be charged on the rent and service charge payable.

LEGAL COSTS

The ingoing tenant will be responsible for payment of 50% of the landlord's legal costs associated with the preparation of the new lease.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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IMPORTANT NOTICES

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