



HIGH QUALITY FIRST FLOOR OFFICE SUITE IN COURTYARD SETTING

UNIT 6 BUCKMINSTER YARD, BUCKMINSTER,
GRANTHAM, N33 5SB

- Self-contained First Floor Office Suite with NIA approx. 914 sq ft (84.9 sq m).
- High specification converted building with beamed and vaulted ceilings, LED lighting, double glazed windows, lift, carpet flooring, Kitchenette & 2 WC's.
- 2 allocated car parking spaces to frontage.
- Effective FRI lease available for a term to be negotiated.

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£11,000 P.A.X. LEASEHOLD | 84.9 Sqm (914 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 Country.

The subject property is located within the established Office and Retail Courtyard know 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 businesses operating in the village including a Picture Framers, Coffee Barn/Shop, Sculptor, Haberdashery, Financial Adviser and Furniture Store.

DESCRIPTION

Unit 6 briefly comprise a self-contained, first floor open plan Office Suite offering a good and modern specification with carpet flooring, painted and plastered walls, double glazed metal framed windows, beamed and vaulted ceilings with suspended LED lighting panels. The Suite has the benefit of a lift from the ground to the first floor and access to the property is controlled via an intercom. The Unit will have use of 2 allocated car parking spaces provided to the frontage, with the Unit benefiting from super-fast broadband connection where a negotiable download speed is available to potential tenants.

ACCOMMODATION

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

Description	Sqft	Sqm
First Floor - Office	878	81.6
First Floor - Kitchenette	36	3.3
Ground Floor - WC's	-	-
Total NIA	914	84.9

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 & other uses. We would recommend that potentially interested parties contact the Planning Department at Melton Borough Council to discuss planning related matters. Tel: 01664 502502.

BUSINESS RATES

Unit 6 is assessed under the 2023 Rating List as Offices & Premises with a Rateable Value of £9,800.

LEASE 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.

RENTAL TERMS

£11,000 per annum plus VAT.

SERVICE CHARGE

The incoming tenant will be expected to pay a service charge in addition to rent in respect of Unit 6. The service charge for 2025 is understood to be £3,355 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 as and when required.

EPC

Unit 6 have an EPC Rating of B26 valid until 13th April 2033.

VAT

The rental terms and service charge quoted herein are exclusive of VAT at the prevailing rate. VAT will be charged on the rent and service charge payable.

LEGAL COSTS

The incoming 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:

AGENT	William Gaunt
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IMPORTANT NOTICES

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