



- **Workshop and Training facility**
- **Let to Nottinghamshire College for 5 years from August 2017**
- **£29,000 pa rising annually to £36,850 in 2021**
- **Approx 770 sqm (8,285 sq ft) accommodation**
- **Leasehold site of 0.27ha (0.67 acre)**

Accommodation

The property comprises approximately 770m² (8,285 square feet) including:

Office
Workshop
Training Room
Mess / Staff Facilities

The Site

The property occupies a site of approximately 0.27ha (0.67 acre) as identified on the adjoining plan

Tenancy Details

The property is let to West Nottinghamshire College for a period of 5 years from 2nd August 2017 at an initial rent of £29,000 rising annual to £36,850 in 2021.

Tenure

The property is leasehold for 99 years from 29 September 1988 at £100 per annum

Rating Assessment

The property is listed in the 2017 Rating List as "Workshop and Premises" with a RV of £31,750

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING

External inspection only

SOLICITORS Henry Boot, Banner Cross Hall, Ecclesall Road, Sheffield S11 9PD

