

JH Pickup & Co

CLIPSALL WOOD YARD WOMERSLEY, DONCASTER, DN6 9NB



**STORAGE & ARBORICULTURALIST SITE
SUITABLE FOR OTHER USES
TO LET BY PRIVATE TREATY
£7,800.00 PER ANNUM**

Letting Agents

JH Pickup & Co

2 Doncaster Road, Bawtry

DONCASTER, DN10 6NF

Tel: 01302 714399

Ref: Tom Cooper

E-mail: tom.cooper@jhpickup.co.uk

GENERAL REMARKS AND STIPULATIONS

Location

Womersley is a small village benefitting from excellent transport links to the A1 & M62. The site, whilst rural can service a large population if considered as a place of work for an arboriculturalist.

Historically the site has been used for a base for silviculture and has processed fire wood, rough sawn timber amongst other items.

The site may also lend itself to future development into the leisure industry and the Letting Agents would welcome any discussions on future alternative uses.

Property

Currently on site there is a secure 20ft container, one secure Nissan hut, site office and various other covered storage.

Site

The site benefits from security cameras and a double close mesh security gated entrance.

Tracks

The site benefits from hardcore tracks providing year round access throughout the site.

Rent

The property is offered on a fully repairing and insuring lease at a rent of £7,800.00 per annum based on its current use.

Lease Term

The property is available on a minimum lease term of 5 years. A longer term lease will be considered.

The lease term is flexible therefore please enquire with the Letting Agents over specific terms.

Services

The property has the benefit of mains 3 phase electricity. There is no water or foul connection to the site.

Legal Costs

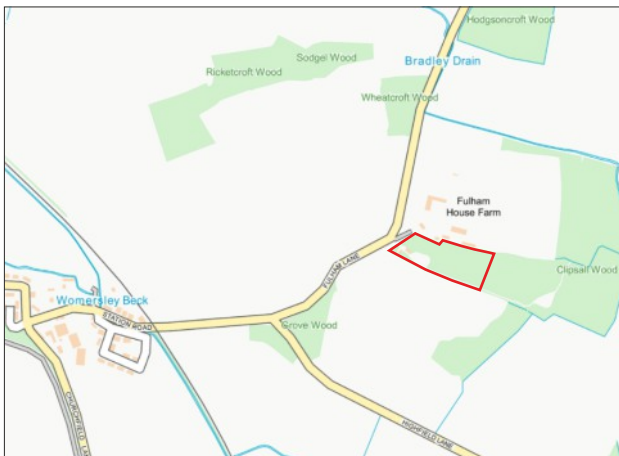
The incoming Tenant will be responsible for contributing £350.00 plus VAT towards the Landlords legal costs.

Viewing

Viewing is strictly by appointment with the Letting Agents on (01302) 714399

Method of Let

The property is offered to Let by Private Treaty. Interested parties are invited to speak to Tom Cooper of the Letting Agents on 07917 732218 to discuss their interest.



Important Notice

JH Pickup & Co for themselves and the Owners of this land, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the land, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The tenant(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS or other consents.
- (iii) The information in these particulars is given without responsibility on the part of JH Pickup & Co or their clients. Neither JH Pickup & Co nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
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