



TO LET

**LAND AT BRIDGE STREET, CHURCH
GRESLEY, SWADLINCOTE,
DERBYSHIRE, DE11 8EL**

**LAND -
COMMERCIAL**

0.15 Acres (0.06 Hectares)

KEY FEATURES

- 0.15 ACRES OF SECURE OPEN STORAGE LAND WITH PERIMETER FENCING
- RENTAL - £2,000 PER CALENDAR MONTH
- AVAILABLE IMMEDIATELY
- ACCESSIBLE LOCATION

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LOCATION

The land is situated on Bridge Street, Church Gresley, which is an arterial route from Swadlincote Town centre to Moira and gives access to the A42 which creates direct access onto the M42 and the wider midlands motorway network.

DESCRIPTION

The site comprises a 0.15-acre site of secure open storage land, which has recently been fenced and has a set of lockable gates at the entrance.

The yard is hardcore stoned, and the site currently doesn't have utilities.

PLANNING

We understand that the property has the benefit of planning consent for Use Class B8 (Storage and Distribution), but it may be suitable for alternative uses subject to all necessary consents.

Interested parties should confirm all planning information with the local authority (South Derbyshire District Council).

SERVICES

The site is bare land and does not have any services connected.

BUSINESS RATES

The land is not yet rated, should Business Rates become payable the tenant will be responsible for these from the date of occupation.

TENURE

The subject property is available to lease by way of a new full repairing and insuring lease on terms to be agreed.

PRICE

The property is available to rent at a figure of £2,000 per calendar month, exclusive of VAT and all other outgoings.

VAT

We are informed that VAT is not applicable on this transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is not applicable.

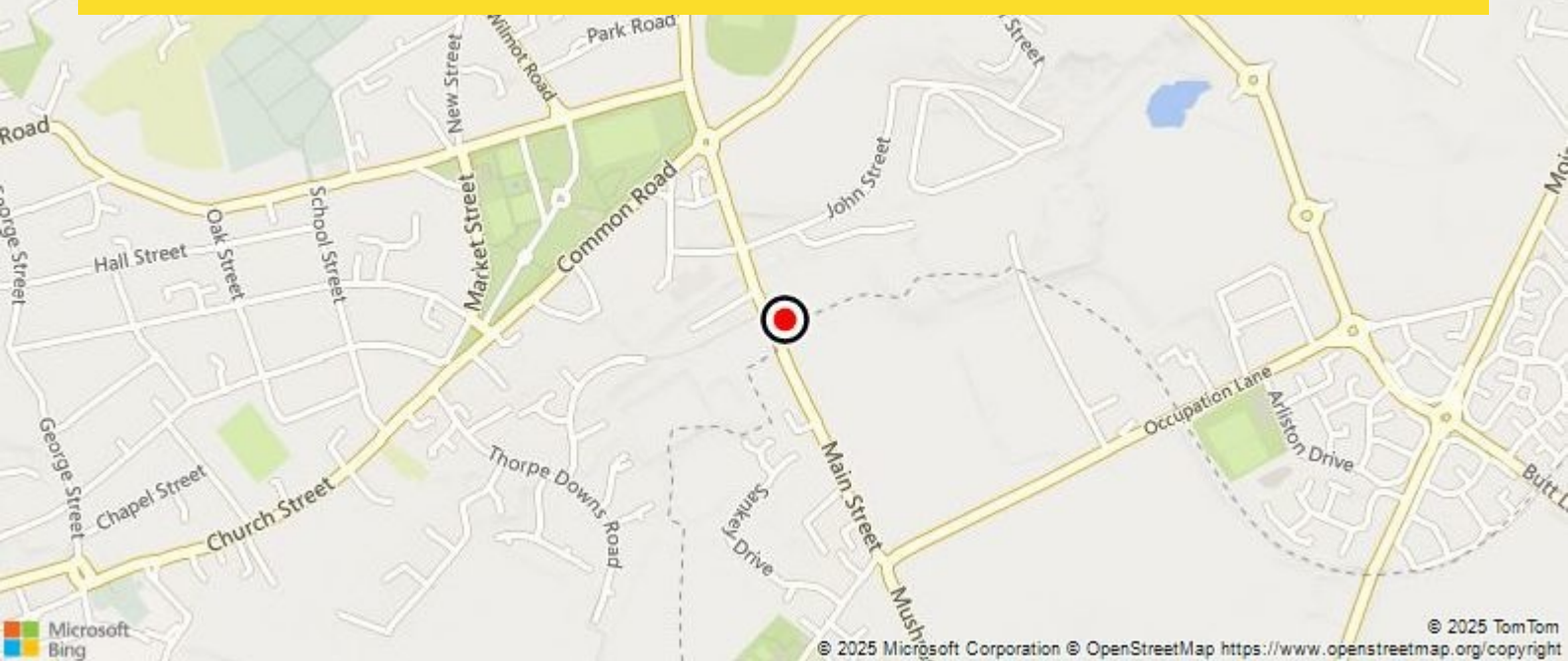
LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with this transaction.









VIEWING

The site can be seen from the road but onsite viewings are via appointment with Rushton Hickman.



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