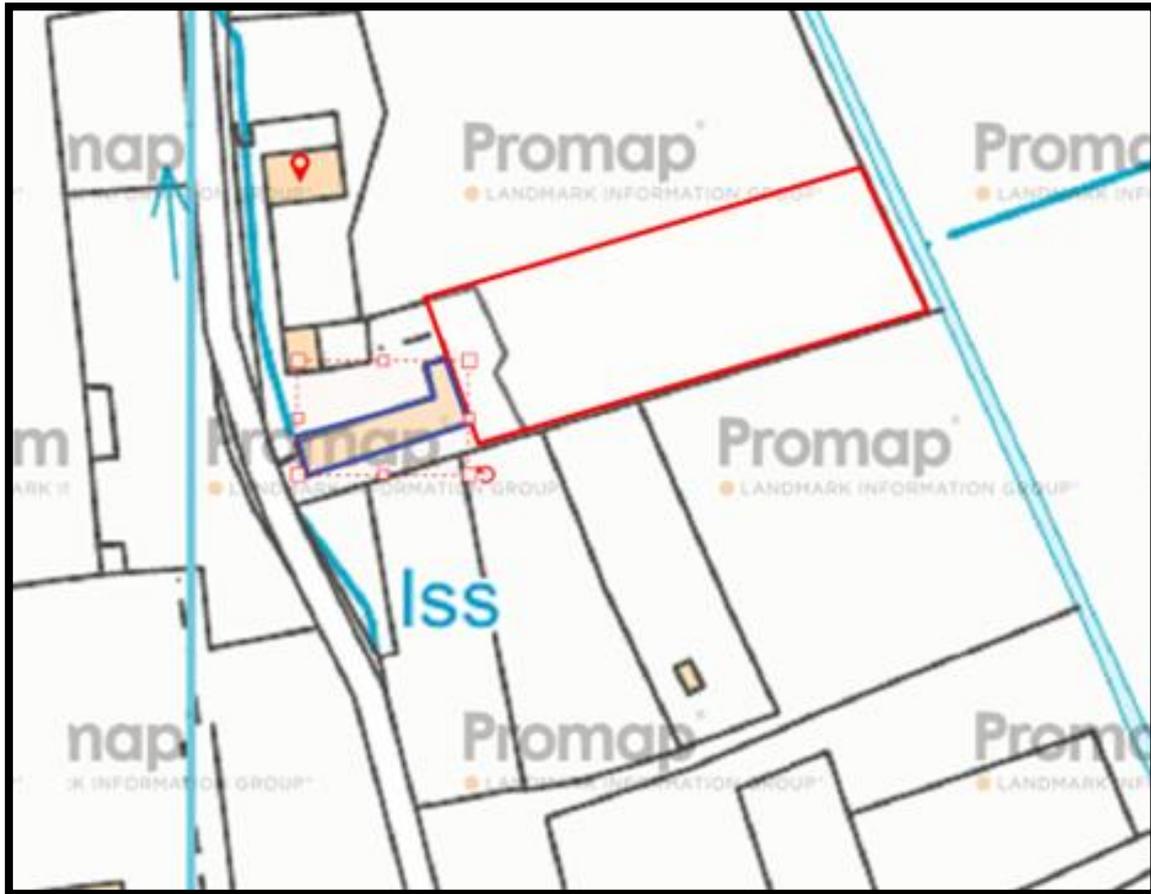


$\frac{3}{4}$ acre of storage land and outbuildings.
Available on new lease.



Willow Farm.
Bedford Road, Girtford,
Sandy, Bedfordshire. SG19 1ND

Asking rent £20,000 per annum. Plus VAT

Unrivalled in property since 1922

Sales & Lettings, Commercial Property, Land, New Homes and Property Management.
Satchells is the trading name of Satchells Estate Agents Limited. Registered in England & Wales 9185978.
Directors: John Hilditch, Heather E Hilditch, Alan Hilditch and Derek Hilditch.
Head office: 49 High Street, Biggleswade, Bedfordshire, SG18 0JH.
Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth Garden City, Hertfordshire, SG6 2TU.



In brief:

Forming part of a former smallholding, the current owners have a parcel of land and former agricultural building available to let, as a whole. The land is about 320' x 105' (3/4 Acre, 33,600 Sq. Ft.) bounded by fence and trees and laid with hardcore.

The building is an 'L' shape about 3,000 Sq. Ft. GIA and comprises 7 individual various sized units, to be used by the tenants or could be sublet with the landlord's consent.

The approach is by made up track off the Sandy to Bedford Road and suitable for most vehicles. Shared yard area in front of the building upon entering the premises.

Terms: Available on a new full repairing and insuring lease of 5 years contracted outside of the 'Landlord and Tenants Act'.

Rent: Paid quarterly in advance with a rent deposit equivalent to 1 quarter rent.

Rent Review: Pattern to be agreed subject to the term of the lease.

Use: We understand that agricultural use is applied, but any use for storage would be considered by the Landlord.

EPC: To be provided if required.

Fees: Each party to pay their own legal fees.

VAT: VAT applies to the rent and rent deposit.

Utilities: Tenant to pay all, and own utility bills.

Rates: Tenants to pay if applicable.

Insurance: Landlord to insure for buildings insurance. Tenant to refund as insurance rent. Tenants to make own contents insurance arrangements.

Sub Letting: Subject to terms being agreed the landlord is willing to allow sub-letting of the units.

Referencing: A letting will be subject to satisfactory referencing taken up by the agent for which there is a non-refundable charge payable by the proposed tenants.

Viewing: Strictly by appointment only via Satchell 01462 600900



Draft details not yet approved by clients and could be subject to change.

These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of, user class, rates, and VAT before entering into a purchase or lease. Some Photos may have been enhanced with Photoshop and blue sky's added and some non-essential objects removed.

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