

TO LET - Haven Lane Nursery, 130, Haven Lane, Lees, OL4 2QQ



Closing date for applications: Friday 30th June 2017

Property Description and Location

Brick Built 1970's detached nursery within its own grounds and accessed by a pleasant driveway with parkland on either side in the growing suburb of Lees. Adjacent to open farm land and new family housing the premises are ideally located to serve the expanding community. Please see attached location plan. The nursery has a secure gate and surrounding metal fence. There is a large playroom, an adjacent storage area which could be used for childcare as well. There are also separate staff and children's toilets, a small office, small storage room and boiler room. Outside there is a play area to the rear and a portacabin located to the side which can be used for storage. To the front there is hardstanding area which leads to the adjacent drive, grounds and entrance/exit.

Total Area – 1002 sq ft (93.1m2) approx.

Terms

Rent: OIRO £7,000 per annum*

*Exclusive of Non-Domestic Rates and VAT if applicable

A 3 to 5 year lease would be preferred but all offers will be reviewed. The letting will be on a Full Repairing and Insuring basis where the tenant will be responsible for internal and external repair.

A payment of 3 months' rent is required upon completion of agreement.

Business Rates

Current Rateable Value-£5900 from 1/4/2017

***Interested parties are advised to make their own enquiries with the local authority (Tel: 03000 501 501).

Viewings

Strictly by appointment the sole agent, Unity Partnership, Estates Department.

Please Contact Craig Divers - Tel No: 0161 770 4532

Website

Details of this property and other available properties can be viewed at www.unitypartnership.com.



Services

Water, gas and electric are available within the unit.

PROPERTY ESTATES APPLICATION FOR LEASE OF PREMISES

FULL NAME (INCLUDING TRADE NAME IF APPLICABLE)

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.....
.....

ADDRESS:

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.....
.....

POSTCODE:

TELEPHONE No:.....

MOBILE No:.....

Date of Birth:.....

NAME & ADDRESS OF BANK/BUILDING SOCIETY (To whom a reference application may be made)

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.....
.....

NAME & ADDRESS OF TWO TRADE PERSONS: (To whom a reference application may be made)

A.....
.....
.....

B.....
.....
.....

NAME & ADDRESS OF SOLICITOR (If applicable):

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.....
.....

INTENDED USE OF PREMISES:Nursery provision
.....

YEARLY RENTAL SUM OFFERED: £.....

SIGNED

DATE.....

Please provide additional information to support your application to take a lease of Council owned property, including:- Previous business experience:.....
.....
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Existing business interest:

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Details of research undertaken to ensure the premises are suitable for your intended use:

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Additional information:-

No. of jobs to be created:

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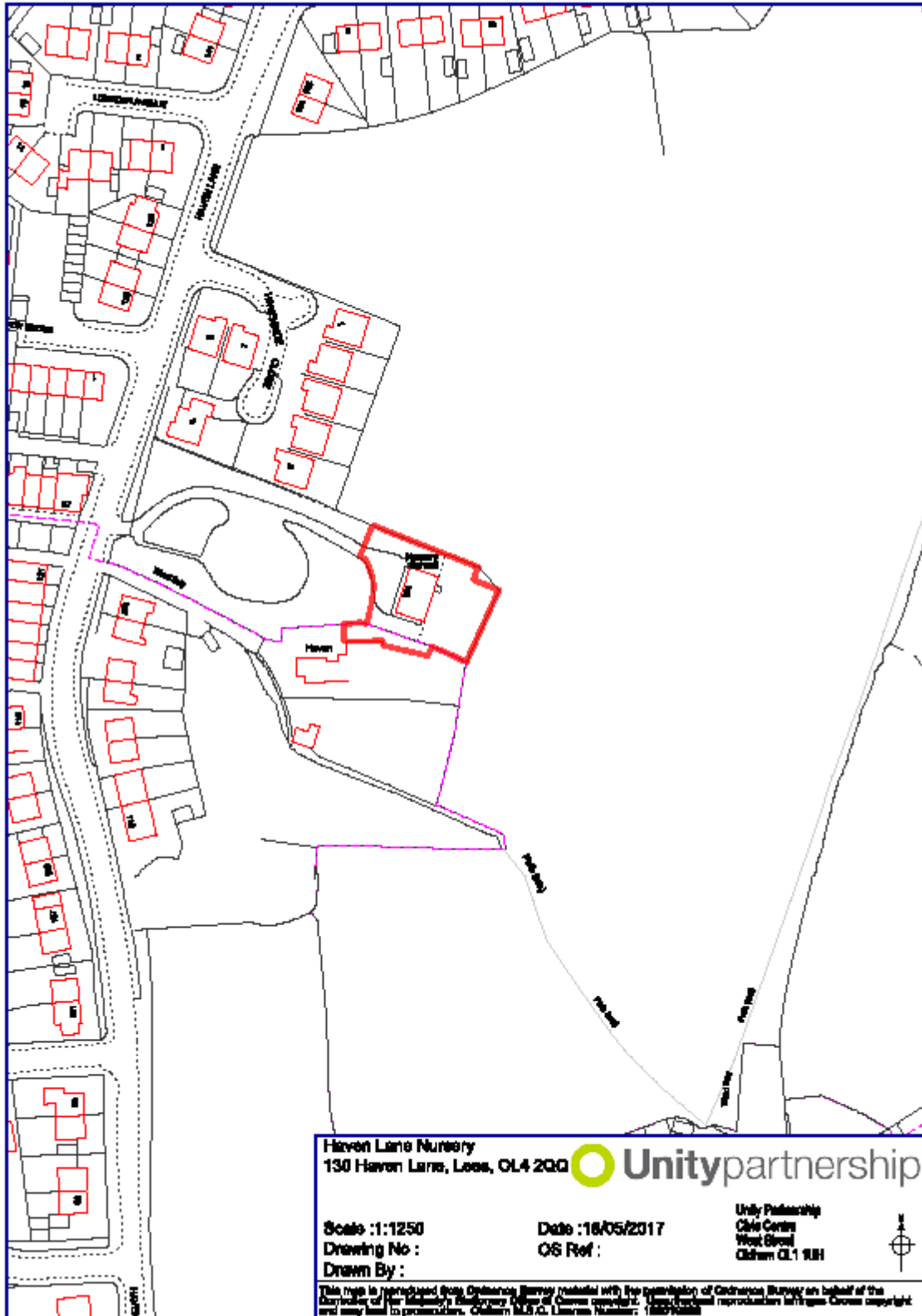
Details of any grant assistance obtained (if applicable):

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Any other background information in support of your application:

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Location Plan



Misrepresentation Act: Unity Partnership, for themselves or the lessors or vendors of this property, for whom they act, give notice that: 1. These particulars are set out as guidance for the intending purchaser or tenant, and do not constitute any part of an offer or a contract. 2. All statements made in these particulars are made without the responsibility of Unity Partnership, or the vendors or lessors of the property. 3. While all descriptions, dimensions and other statements given in these particulars are believed to be correct and are given in good faith by Unity Partnership, or the vendors or lessees of the property, none of the statements contained herein may be relied upon as a statement or representation of fact. 4. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise of the correctness of any statement contained in these particulars. 5. The vendor or lessor does not make or give, and neither Unity Partnership nor any employee of Unity Partnership has any authority to make or give any representation or warranty whatsoever in relation to this property. 7. The property is offered subject to contract and to still being available at the time of enquiry, and no responsibility can be accepted by Unity Partnership, or the vendors or lessors of the property for any expense incurred.

