



Vale House + Glamping

The Engine Yard, Belvoir Castle, Belvoir, NG32 1PE

**Vale guest house and adjoining
glamping pods TO LET - £50,000
Per annum +VAT**

**Ingoing premium of £100,000 for
operational equipment**

3,000 sq ft
(278.71 sq m)

- Benefiting from the location adjacent to The Engine Yard, Belvoir Castle's unique retail village
- Surrounded by beautiful woodland and located right next to Belvoir Castle
- Weddings, wellness retreats and corporate events
- 9 bespoke guest rooms - with 12 additional glamping pods

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Summary

Available Size	3,000 sq ft
Rent	£50,000 per annum + £100,000 Premium for F&F
Rateable Value	£13,500 To be assessed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Vale house offers a unique opportunity to operate and run a superb guest house and glamping facility while also being part of a rural retail village in the Engine Yard and more prominently Belvoir Castle. Vale house is perfectly situated for tourism and local trade.

The Engine Yard is set over a three acres and offers over 12,000 sq ft of retail space converted from charming early Victorian estate buildings.

Location

Belvoir Castle is a popular tourist destination in the beautiful Vale of Belvoir in Leicestershire attracting a mix of high-end corporate and private clients. With Heritage tours and corporate events it attracts large numbers of local, national and international visitors. The Engine Yard, a cluster of former workshop buildings, sits in the shadow of the Castle opposite the entrance and offers a new shopping experience for local trade with this newly converted retail site.

Viewings

Viewings can be arranged via the sole agents P & F Commercial on 01664 431330 or office@pandfcommercial.com

Terms

Offered for let on a new 10 year fully repairing and insuring lease - the rent will be £50,000 plus VAT per annum. A deposit equal to 3-month's rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance with rents including all Utilities. Service charges will be applicable to include the Buildings Insurance and will be capped at 20% of the annual rental figure for the current year.

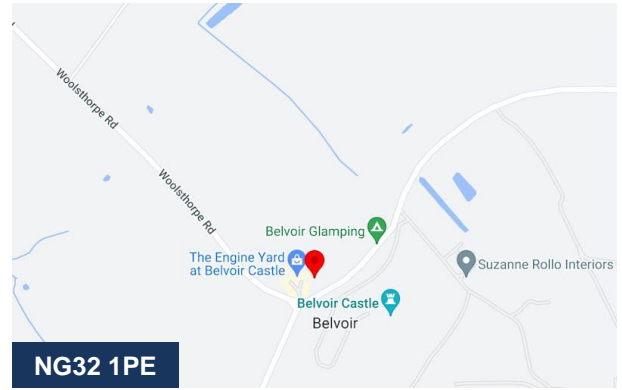
NOTE - A £100,000 premium is attached for interested parties to includes all fixtures and fitting for Immediate operation.

Services

Mains electric and Water, Gas will be via LPG if required. These have not been tested by the agent.

Application process

Interested parties will be expected to submit business plans along with cash flow projections and proof of funding.



Viewing & Further Information

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