



MERIT ESTATES

Game Larder, Scofton Village,
Worksop, Nottinghamshire, S81 0UE



ESTATE PROPERTY TO LET

FOR AND ON BEHALF OF

**FOLJAMBE
ESTATES**



Artisan workshop to let in Scofton village at the heart of the Osberton Estate.

Close to Worksop with good access to the A1.

£200 PCM, (£2,400 PER ANNUM)

AVAILABLE 18th November 2024



www.merit-estates.co.uk

Property Description:

A unique opportunity to rent a small (26.97 sqm) commercial workshop unit, originally used as the Estate game larder. The property is situated in the heart of the private Osberton Estate.

The Estate is looking for a small business or craftsman who wishes to base their business on the estate to carry out their trade. The desired tenant would be operating in similar trades or crafts to carpentry, flowers, iron craft, candle making, art, baking.

Location:

Scofton Village, Osberton, Worksop Nottinghamshire S81 0UF
- 0.5 miles from Retford Road
- 1.4 miles from the A1.

Detail:

Single ground floor space: 26.97 sq. m of open Commercial Workshop unit.

Single glazed windows

Cambered terracotta quarry tile floor

Several rows of game hooks attached to the ceiling

Services:

Electricity available – to be sub-metered.

Internal and External Mains Water – to be sub-metered.

WC available in adjacent building (Village Hall).

On site parking available.

No heating available.

Tenancy and Deposit:

The property is offered to let under a Tenancy at Will or Commercial Lease for an initial fixed period of six months. Rent is paid monthly in advance on the first of every month. A deposit of eight weeks rent will be required and protected throughout the term of the lease.

Smoking Policy:

Tenants are not allowed to smoke within the premises.

Viewings and Applications:

All enquiries and viewings are to be directed to William Hutchinson as Assistant Surveyor for and on behalf of Foljambe Estates.

Email: assistantagent@merit-estates.co.uk

Telephone: 01423 209036

All applicants will be required to attend an interview with the Land Agent in addition to Credit Referencing and previous Landlord Character Referencing.

Council Tax/Business Rates:

No Rateable Value. If the building should become rateable, this will be paid by the tenant.

EPC

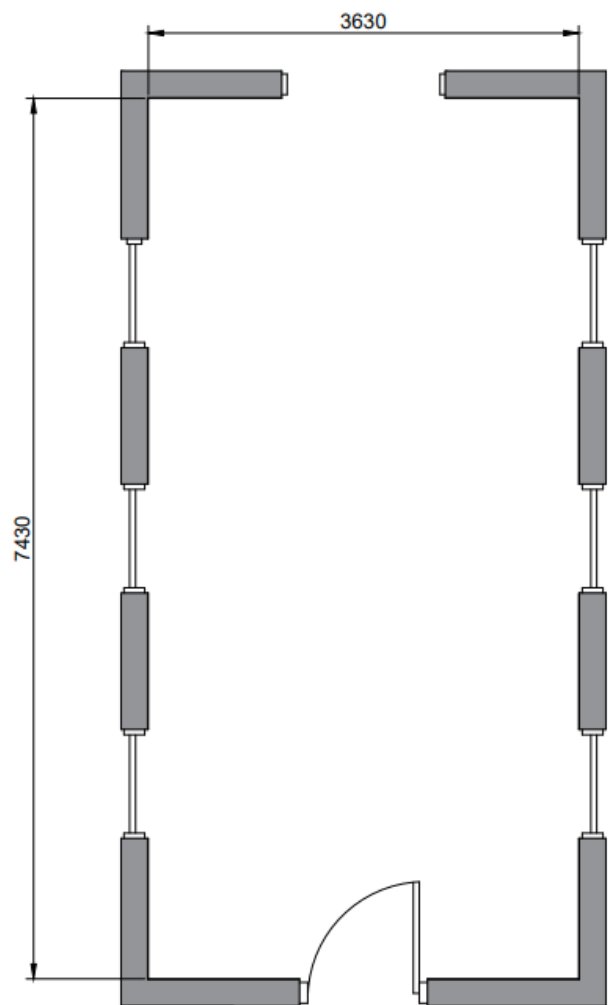
Not Required

Legal:

These particulars have been written in accordance with The Business Protections from Misleading Marketing Regulations to give a fair overall description of the property.

All measurements are approximate. Any services commented upon have not been tested by the Agents and Prospective Purchasers are expected to satisfy themselves of their condition prior to purchase.

Ground Floor



Particulars prepared: 7th November 2024

Photographs taken: 6th November 2024



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