



Lock-up Storage Unit, Nr Lechlade, Gloucestershire. TO LET £125 pcm

# Lock-up Storage Unit

## Near Lechlade, Gloucestershire

£125 per calendar month

### LOCATION

Situated on the A417 the unit is located between Lechlade & Fairford with excellent access onto the A417.

### DESCRIPTION

Constructed from concrete block elevations under a pitched tiled roof the premises comprise a mid-terrace ground floor lock-up garage with a single 'up and over' door to the front. The unit benefits from single phase electrics, concrete floor and pendant lighting, a single parking space will be made available externally to the building for use whilst at the unit.

There are no toilet or kitchen facilities.

The unit is suitable for storage only.

### ACCOMMODATION

The following dimensions are approximate only:

Floor Area: 20'3" x 11'4"

Up and Over Door: 7' width x 6'6' height

EPC - The premises are not heated and therefore do not require an EPC.

### LEASE TERMS

Rent: £125.00 per calendar month, payable monthly in advance.

Utilities: Reasonable use of electricity is included within the rent.

VAT: Is not payable in addition to the rent.

Term: A new 12 month Lease is available, to be

excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

Break Option: A Landlord & Tenant option to break is granted at any time with 1 calendar month's prior written notice.

Repairs: Tenant responsible for internal repairs.

Deposit: A 2 month rent deposit will be required.

Insurance: Building Insurance is included within the rent, the Tenant is responsible for their own contents insurance.

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