21st Century Business Investment

An estate of six terraced and semi-detached business units built of brick under tiled roofs in 2006 and 2011 on the site of Ashwell Station, just north of Oakham.

All let and producing £37,580 a year.

Viewing is strictly by appointment with the sole agents.
Tel: 01664 410166
www.shoulers.co.uk
Station Court lies on Whissendine Road, just outside the pretty village of Ashwell. This small commercial development has benefitted from attracting local business operators by offering high quality units ranging from 500 sq ft to 1,780 sq ft in open surroundings within a pleasant rural environment whilst conveniently lying approximately 2 miles from the Oakham northern bypass and 7 miles from the A1 Great North Road, near Stretton.
Fully let and producing £37,580 a year.

THE BUILDINGS

Erected to high quality specification by Stimsons of Somerby to the order of Mr Len Bird, they are of open plan construction with fully underdrawn plaster ceilings at 9 to 11 feet high. The private road also serves a motor repair garage and a County Council lorry depot beyond.

TENANCIES

The tenants are mainly local entrepreneurs with customer bases in the recreational, industrial and domestic sectors. All the units are let on tenants' full repairing and insuring terms except No.4 which is let on internal repairing and insuring terms. The landlord also recovers costs of private sewerage from the tenants, and generally has the right to attend to maintaining landscaped areas. Rents range from £4.80 to £7 a square foot, with some higher reflecting yard space.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

TENURE: Freehold, subject to tenancies.

SERVICES: Mains electricity, water and estate drainage.

VAT: The rents are subject to VAT. The sale will be a TOGC transaction.
## Tenancy Schedule

<table>
<thead>
<tr>
<th>Unit</th>
<th>Tenant</th>
<th>Use</th>
<th>Expiry date</th>
<th>Break Clause</th>
<th>Current Rent £</th>
<th>Areas (sq ft)</th>
<th>Reatable Value</th>
<th>EPC</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Dive Rutland Ltd with guarantor</td>
<td>Diving supplies</td>
<td>31/03/18</td>
<td>01/04/17</td>
<td>6,000</td>
<td>600 + yard</td>
<td>2,950</td>
<td>C</td>
</tr>
<tr>
<td>2</td>
<td>M. Mawby</td>
<td>Curtain track assembly</td>
<td>31/03/17</td>
<td>-</td>
<td>3,500</td>
<td>500</td>
<td>2,600</td>
<td>D</td>
</tr>
<tr>
<td>3</td>
<td>K. Duckworth</td>
<td>Curtain making</td>
<td>31/01/18</td>
<td>-</td>
<td>3,500</td>
<td>500 + yard</td>
<td>2,600</td>
<td>D</td>
</tr>
<tr>
<td>4</td>
<td>Cory Environmental Municipal Services Ltd</td>
<td>Offices</td>
<td>23/06/22*</td>
<td>One year if loses council contract</td>
<td>6,280 review 2018</td>
<td>600 + yard</td>
<td>2,950</td>
<td>E</td>
</tr>
<tr>
<td>5</td>
<td>Construction Interior Design Ltd</td>
<td>Offices and Stores</td>
<td>24/12/17*</td>
<td>24/12/17</td>
<td>7,800</td>
<td>1,615 + yard</td>
<td>6,200</td>
<td>D</td>
</tr>
<tr>
<td>6</td>
<td>Rutland Pumps Ltd &amp; B.D.Marriott</td>
<td>Servicing &amp; Distribution</td>
<td>24/03/19</td>
<td>24/03/18</td>
<td>10,500</td>
<td>1,780 + yard</td>
<td>6,500</td>
<td>C</td>
</tr>
</tbody>
</table>

*tenant has option to renew

Energy Performance Certificates are available on request or to download from: [https://www.ndepcregister.com/](https://www.ndepcregister.com/)