



Typical example of the Council's units

**NOVEMBER 2016
WORKSHOP UNIT
TO LET
AT
CLIPSTONE**

**ONE MONTH RENT FREE
and**

**100% SMALL BUSINESS RATE RELIEF MAY BE AVAILABLE TO MARCH 2016
(subject to eligibility)**

FOR VIEWING & FURTHER INFORMATION

CONTACT

David G. Best – 01636 655890

email - property@newark-sherwooddc.gov.uk



WORKSHOP UNITS CURRENTLY AVAILABLE

UNIT NO.	ADDRESS	SIZE Approximate	RENT P.A.X All rents +VAT	RATES ** PAYABLE	DEPOSIT REQUIRED
8	WOODLAND CLOSE CLIPSTONE NG21 09BF	116 m ² (1250 ft ²)	£6,250	TBA	£1,500

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UNIT SPECIFICATIONS

All District Council workshop units are courtyard style being built to a high standard with financial assistance from either the East Midlands Development Agency, the European Regional Development Fund, Nottinghamshire County Council or a combination thereof.

The Units were built in 1990/1 at Blidworth Industrial Park, 1991/2 at Boughton Industrial Estate, 1993/4 at Bilsthorpe and Clipstone Industrial Estates.

The workshop units are of all brick elevations with block work inner leaf and cavity wall insulation. The roof is double skinned and incorporates roof lights.

DOORS Insulated inward opening overhead doors, colour coated to exterior, approximately 3.1m high x 3.1m wide, with personnel door. Rear fire exit.

FLOOR Power floated non-dusting finished reinforced concrete floor, maximum loading 25 kn/m².

WINDOWS High performance softwood timber windows.

TOILETS Toilet and wash basin in each unit to disability standards.

POWER 20 kva three phase mains electrical supply to the distribution board.

PARKING Each development has adequate on site car parking.

TENANTS OBLIGATIONS

USES The Units have planning permission for B1 use. Prospective tenants should contact the Council's Development & Planning Department (01636 650000) to ensure that their proposed use is acceptable. Tenants must also ensure that their operations do not cause nuisance to neighbouring properties. Due to funding obligations, proposed uses must **include manufacture or assembly**.

ALTERATIONS Prospective tenants are strongly advised to contact the Council's Development Control and Building Control Sections before they carry out any works to the unit as prior approval may be required. Any works will also require the formal approval of the Council's Asset Management

Business Unit.

REPAIRS The lessee to be responsible for ALL internal and external repairs including decoration. The lessee is responsible for the provision of power sockets and lights that become the landlord's property on termination.

OTHER CHARGES

LEGAL COSTS The incoming tenant to bear the Council's reasonable Legal and Surveyors fees of £500 in connection with the preparation of the lease.

MAINTENANCE The Council maintains the common areas, the cost of which is recharged proportionately to the tenant at £1.85 per m² per annum plus V.A.T.

INSURANCE The Council insures the structure against fire and usual risks. The premium is recharged proportionately to the tenant at £1.20 per m² per annum plus VAT. All other insurances are the responsibility of the tenant.

DEPOSIT The Council requires the payment of the appropriate deposit as set out above before occupation of the unit takes place. The deposit will be fully refunded on termination of the lease provided all covenants in the lease have been complied with by the tenant and ALL keys to the unit are returned by the termination date.

BUSINESS RATES

The tenant is responsible for payment of Business Rates. The figures given previously are believed to be accurate for the current Financial Year but prospective occupiers should make their own enquiries. Please contact the Council's Business Rates Section 01636 655351 for further information.

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LEASE TERMS

The Council will grant a 6 year lease which is terminable on 3 months written notice after the end of the first year. A 3 year rent review clause is included in all leases.

The lease must be signed prior to entry into the unit.

The rent MUST be paid monthly in advance by Standing Order.

REFERENCES & GUARANTORS

The District Council prefers two trade references from prospective tenants however in certain circumstances two personal references may be accepted.

If the unit is to be leased to a Limited Liability Company then the Directors of the Company are required to act as guarantors to the Rent, Insurance & Maintenance charges.

HANDOVER

All the necessary formalities need to be completed before a unit can be handed over. As a general guide the legal formalities take between four & six weeks however the Council will use its best endeavours to facilitate earlier entry to the premises.

It is the Tenants responsibility to notify all necessary service suppliers (i.e. Gas, Electricity, Water) that they have taken occupation of the premises.

SMALL BUSINESS RATE RELIEF

From 1 April 2012, small businesses with a rateable value of up to £6,000 may qualify for a reduction on their rate bill. The relief is available to ratepayers occupying a single property in England. The qualifying criteria for the relief are as follows and the criteria must be met in order to award the relief:

Qualifying Criteria

- The hereditament must be on the rating list on 1st day of the chargeable year. (i.e. must in the list as at 1st April)
- The rateable value of the hereditament on the first day of the chargeable financial year, the chargeable day and each day in between must be below the thresholds
- Ignoring disregarded hereditaments (see below), the ratepayer occupies only one hereditament in England
- The ratepayer must apply to the billing authority in respect of each chargeable financial year (this altered at a later date)

(Disregarded Properties - additional properties with rateable values below £2,200 are disregarded when considering an application for SBRR. However, the rateable values(s) of such properties are included in determining whether or not the threshold criterion has been met.)

Any changes to the occupation or Rateable Value of the property or occupation of another property during the financial year may affect the eligibility for Small Business Rate Relief.

If there are any changes that affect your possible entitlement to the relief you must notify the local authority immediately.

For Further Information Contact

The Business Rate Section,
Newark & Sherwood District Council,
Kelham Hall,
Kelham,
Newark,
Nottinghamshire.
NG23 5QX

Tel: 01636 655386 or 01636 655350
Email: business.rates@nsdc.info

