TO LET

£25,000 per annum

INDUSTRIAL/STORAGE UNIT

The Grain Store, Ratcliffe House Lane, Ratcliffe Culey, Atherstone CV9 3PD

420 m^2 (4,523 Sq. Ft.) IPMS 2 (GIA)

- Easy access to A444 and A5
- Secluded location
- Private parking & loading
- LED Lighting
- Electric Roller shutter vehicular access
- Good internal working height

SHORTLAND PARSLEY

Chartered Surveyors
Property Consultants
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Warwickshire CV9 1ET
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www.parsleyproperty.co.uk

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The Property Ombudsman RESIDENTIAL LEASEHOLD MANAGEMENT

These particulars do not form part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants.

The Grain Store, Ratcliffe House Lane, Ratcliffe Culey, Atherstone CV9 3PD

LOCATION

The Grain Store is located off Main Road/Sibson Road, Ratcliffe Culey with access to the west to the A444 and the A5 to the east via Pinwall and Atherstone. The site has the benefit of automated security gates to the private drive. In addition to the parking available with the unit there is sufficient turning space.

DESCRIPTION

The property comprises a steel portal framed industrial storage units with concrete panel elevations to a corrugated cement fibre roof incorporating translucent lights. There is profiled steel cladding to the upper front, side and rear elevations.

The property benefits from communal CCTV coverage.

ACCOMMODATION
The unit has a concrete floor, and bare concrete panel walls, metal security personnel door, electric roller shutter door to the front elevation, internal lighting and electricity supply. The unit is fitted with roof hung LED lighting.

Externally, a right of way is granted over the tarmac scalping common driveway from the public highway parking area, affording vehicular access to the unit over drive to the concrete hard standing on the frontage of the unit.

AREA
IPMS2 – Industrial (GIA): 4,523 Sq. Ft. (420m^2)

GENERAL INFORMATION AND PRINCIPAL TERMS OF LETTING

TENURE
This unit is available to lease on FRI (Full Repairing & Insuring) terms for a minimum term of 3 years.

INSURANCE
The occupier will be responsible for reimbursing the Landlord the cost of insuring the premises. The tenant will be responsible for insuring their own contents.

SERVICES
Sub-metered electricity to the interior and shared mains water & drainage are connected to the exterior of the premises. A telephone line may be installed at the tenant's own cost.

RATEABLE VALUE
The tenant will be responsible for the payment of business rates, if applied.

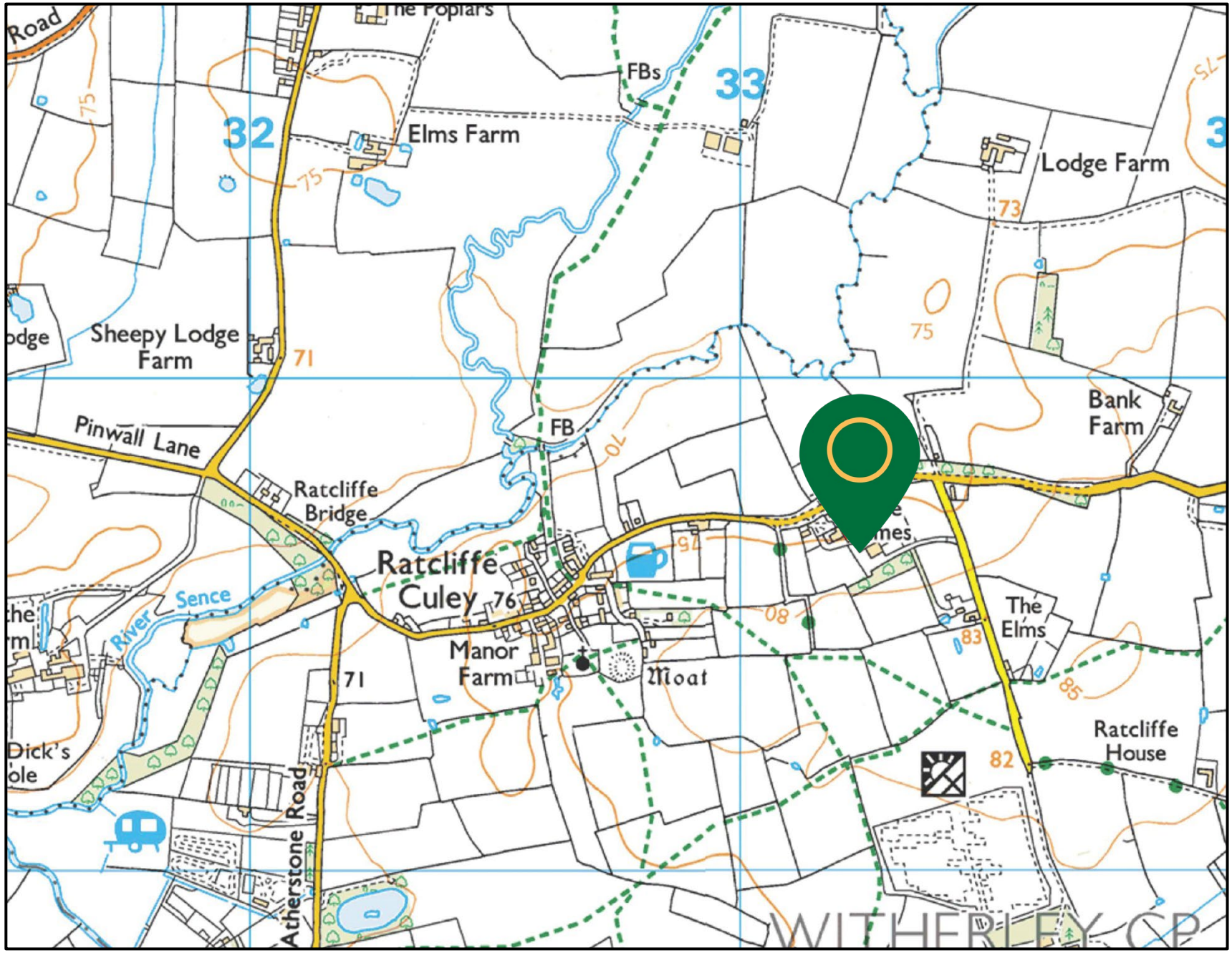
LOCAL AUTHORITY
Hinckley & Bosworth Borough Council
Hinckley Hub,
Rugby Road,
Hinckley
LE10 0FR

RENT
£25,000.00 per annum

LEGAL COSTS
Each party to pay their own costs

V.A.T.
All figures quoted are exclusive of V.A.T.

VIEWING
By Sole Letting Agents: Shortland Parsley on 01827 718912
Contact: James Parsley & Greg Fielding
Email: jamie@parsleyproperty.co.uk & greg@parsleyproperty.co.uk


Road
The Poplars
FBs
33
32
Elms Farm
Lodge Farm
73
75
Sheepy Lodge Farm
71
Pinwall Lane
FB
70
Bank Farm
Ratcliffe Bridge
Ratcliffe Culey
76
River Sence
Manor Farm
Moat
80
83
The Elms
85
Ratcliffe House
82
Atherstone Road
Dick's
WITHERLEY CP

STIPULATIONS

Every care has been taken in the preparation of these particulars and the attached plan which are for guidance only. They have been prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. They are believed to be correct, nevertheless their accuracy is not guaranteed and any errors or omission there may be shall not annul the sale or give rise to any claims against the seller or Shortland Parsley. Neither Shortland Parsley nor any of its employees has any authority to make or give any representation or warranty whatever in relation to the property.

The plans are for identification purposes only and indicate the approximate extent of the property to be sold.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting the land which has been sold or withdrawn or any costs due to error or omission, inadvertent or otherwise, contained in these particulars.

Please also note:

1. The photographs only show certain parts and aspects of the property at the time they were taken.
2. It should not be assumed that the property remains as detailed in the photographs.
3. Any areas, measurements or distances are given as approximate only.
4. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulation or other consent has been obtained. The intending purchaser must verify these matters.
5. If there is any aspect of the property in respect of which you would like further information, you are invited to discuss this with Shortland Parsley before you travel to the property.
6. The Seller of this property has checked the particulars and agreed that the information is correct to the best of his knowledge.

Electronic Communication

Internet communications are capable of data corruption and therefore we do not accept any responsibility for changes made to such communications after their dispatch. It may therefore be inappropriate to rely on advice contained in an email without obtaining written confirmation of it. We do not accept responsibility for any errors or problems that may arise using internet communication and all risks connected with sending commercially sensitive information relating to your business are borne by you. If you do not agree to accept this risk, you should notify us in writing that e-mail is not an acceptable means of communication.

It is the responsibility of the recipient to carry out a virus check on any attachments received.

HOLDING DEPOSIT (BOND)

A deposit, dependent on references, will be required prior to the commencement of the tenancy, which will be returnable upon the expiration of the tenancy providing the conditions of the tenancy have been complied with.

REFERENCES & APPLICATIONS

Satisfactory references will be required to include a bank reference.

Application forms, which are available on request, must be completed comprehensively and accurately prior to be returning to the Landlord's agents, Shortland Parsley.

Information contained therein will be treated in the strictest of confidence (although some or all the information may need to be disclosed to the landlord). Detail contained in the application may form part of the Tenancy Agreement and accuracy is therefore important e.g. full Christian names.

N. B. The landlord or his agent will not be bound by any application, irrespective of the circumstances.

Money Laundering

Shortland Parsley has in place procedures and controls, which are designed to forestall and prevent Money Laundering. In common with all professional practices, we are required by the Proceeds of Crime Act 2002 and the Money Laundering Regulations 2007 to:

- maintain identification procedures for all prospective purchasers.
- maintain records of identification evidence;
- report, in accordance with the relevant legislation and regulations, to the National Crime Agency.

Ref: PM11071/GSLF
UPDATED: June 2026