

MOUNT & MINSTER

COMMERCIAL LEASE OPPORTUNITY

Main Street
Hackthorn

MOUNT & MINSTER

DESCRIPTION

The Old Forge, Hackthorn is a well-presented single story unit, offering three rooms, with ancillary space to the rear including a kitchen, WC, and covered storage.

The unit benefits from excellent street presence with glazed frontage behind barn style timber doors.

LOCATION

The property is prominently positioned on Main Street, with Hackthorn Primary School and a bus stop in close proximity.

Local occupiers include: Forge Arts

TENURE

The property is made available by way of a new lease on terms to be agreed.

ENERGY PERFORMANCE CERTIFICATE

TBD

LEGAL COSTS

Each party will be responsible for their own legal costs.

SERVICES

Mains electricity, water and drainage are connected.

INSURANCE

The landlord will insure the building and recharge a fair proportion to the tenant. The tenant will place a policy for their contents and business interruption as they require.



Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.
Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

