

KIRK'S YARD

BRANSTON

Stirlin



Stirlin Developments is a property development and construction company based in Lincoln, specialising in bespoke commercial and residential properties.

Stirlin are committed to making clients aspirations a reality and are able to offer a completely managed service, from design through to construction. Priding themselves in the quality of their work and have a growing reputation for attention to detail.

Stirlin

Stirlin is a Lincoln-based property developer, delivering quality commercial and residential property since 2007, within desirable locations across Lincolnshire. Stirlin holds a growing reputation for their attention to detail. They combine their extensive knowledge with honesty and passion to deliver the very best product for their clients.

Kirks Yard

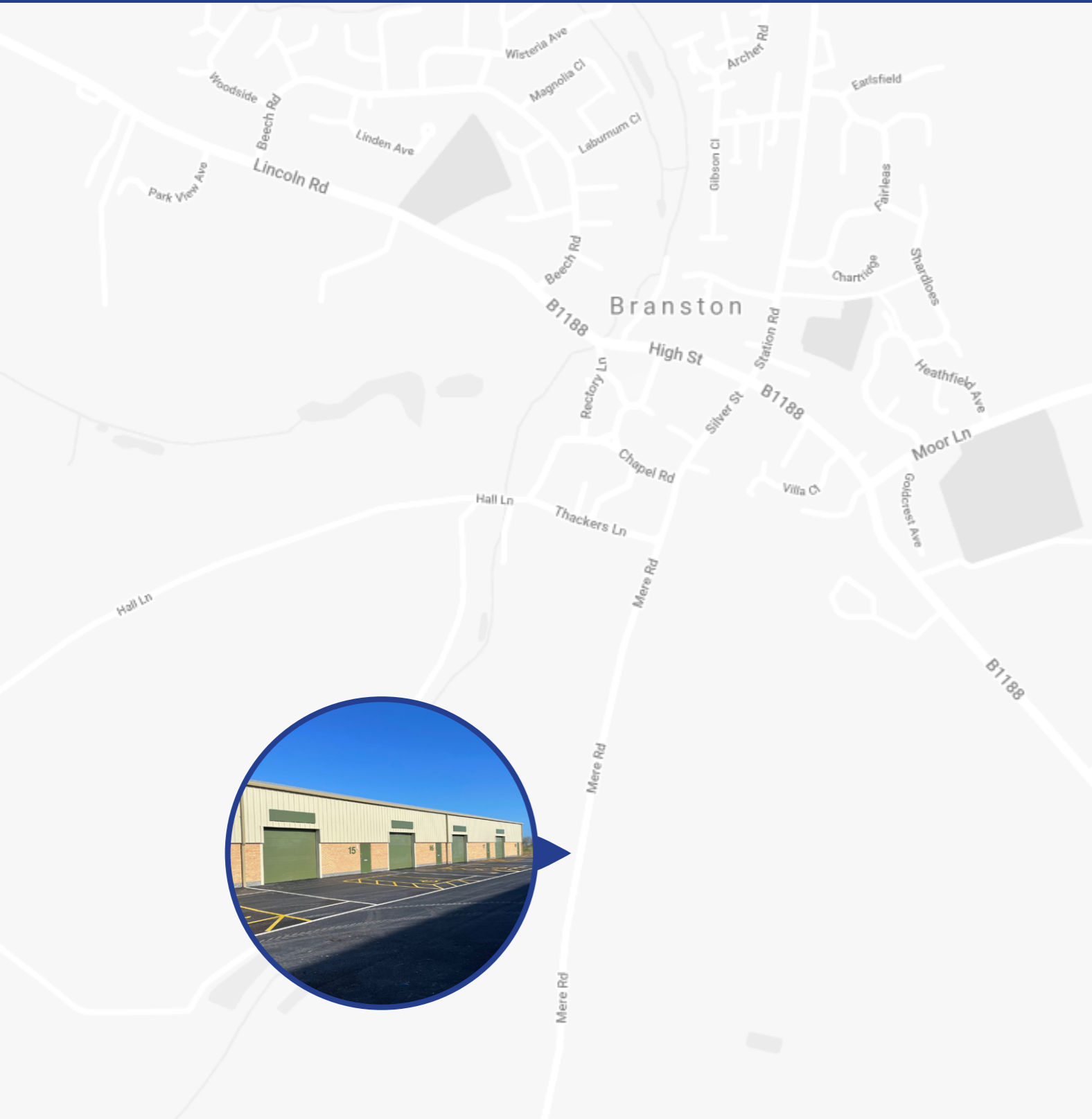
Following the recent success of the Business Park, planning permission has been approved for an extension to Kirks Yard that will provide a further 10 brand new business units.

- Accessible location, close to the A15 and newly completed eastern bypass
- Units from 1,517 – 2,023 sqft
- Modern Industrial Units suitable for a variety of uses
- High Specification
- Freehold / Leasehold
- Each unit will benefit from an electric sectional door, warehouse facility, personnel door, toilet facility and allocated parking.

Site Location

Kirk's Yard is situated approximately 4 miles to the South East of Lincoln city centre.

The development is located just outside the village of Branston, having excellent access to the A15, B1188 and the newly completed Eastern Bypass.



Available Units

Unit 12
1,517ft²
SOLD STC

Unit 14
1,517ft²
SOLD STC

Unit 15
1,517ft²
Price £199,950 + VAT

Unit 16
1,517ft²
Price £199,950 + VAT

Unit 17
1,792ft²
Price £229,950 + VAT

Unit 18
1,792ft²
Price £234,950 + VAT

Unit 19
1,785ft²
Price £234,950 + VAT

Unit 20
1,785ft²
Price £229,950 + VAT

Unit 21
2,023ft²
Price £259,950 + VAT

Unit 22
2,023ft²
Price £264,950 + VAT

Further Information

Services

Mains electricity and water are available to the property. None of the services have been tested and interested parties are advised to satisfy themselves in the regard.

Outgoings

Business rates: TBA

Charging Authority: North Kesteven District Council

Tenure

For sale with vacant possession OR To Let on a new full repairing and insuring lease for a minimum period of three years or longer, subject to negotiation.

Rental options are available from £8.50 + vat per sq ft and are subject to meeting satisfactory finance checks.

Service Charge / Management Company

Each building will contribute to the cost of shared services. A draft service charge budget can be provided to interested parties upon request.

Legal Costs

Each party will be responsible for their own legal costs.

Energy Performance Certificate

An Energy Performance Certificate will be carried out for these units on completion of the construction.

Viewing

Viewing is strictly by appointment with the sole agents:

Pygott & Crone,
Silver Street
Lincoln
LN2 1EW





AGENT

01522 536777

commercial@pygott-crone.com

Stirlin

DEVELOPER

01522 682752

info@stirlin.com



AGENT

07548 706333

afrance@lsh.co.uk