

**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.

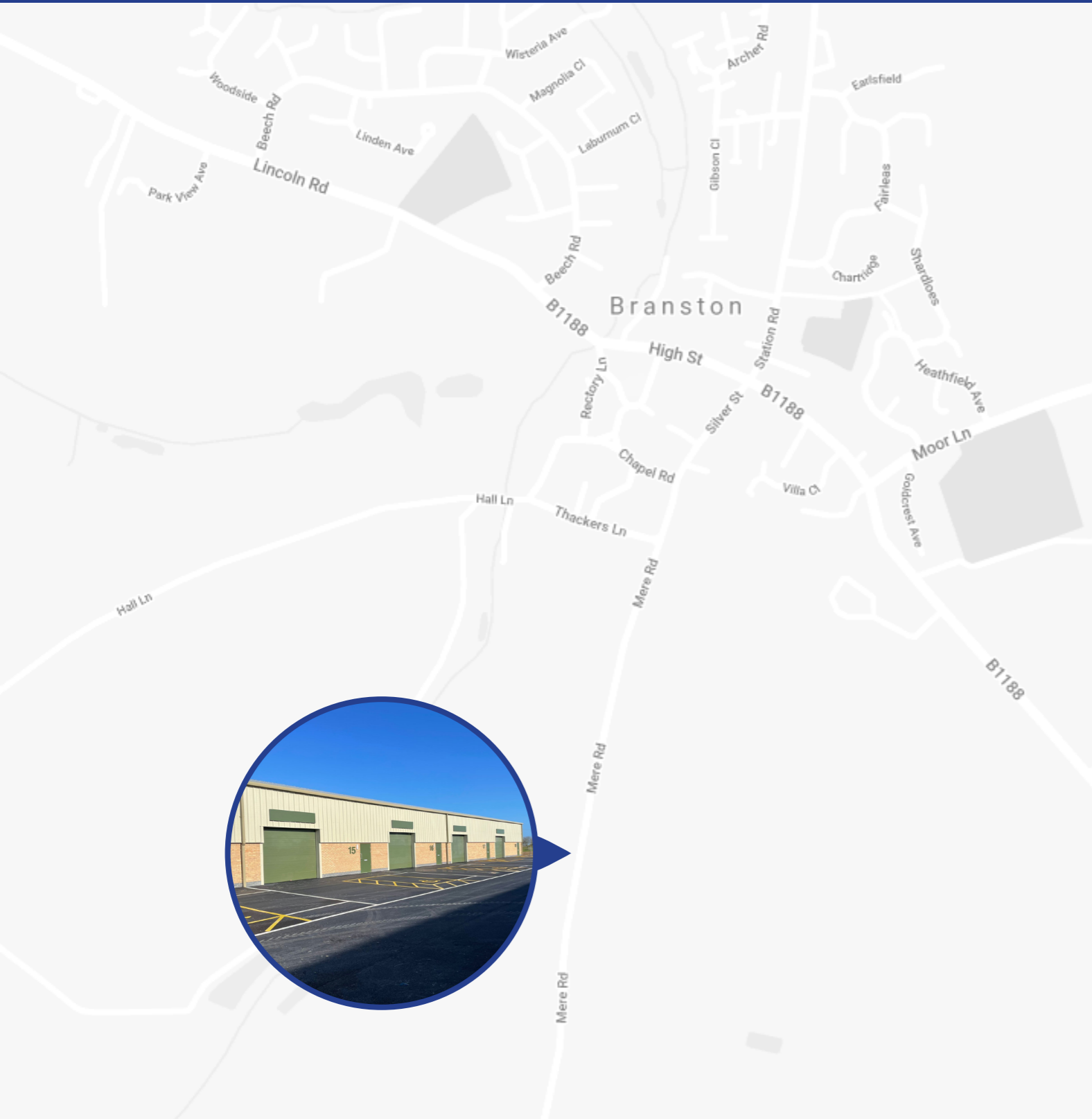
- Accessible location, close to the A15 and newly completed eastern bypass
- Units from 1,517 – 2,023 sqft
- Modern Industrial Units suitable for a variety of uses
- High Specification
- Freehold / Leasehold
- Each unit will benefit from an electric sectional door, warehouse facility, personnel door,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

**Unit 14**  
1,517ft<sup>2</sup>  
**SOLD**

**Unit 15**  
1,517ft<sup>2</sup>  
Price £195,000 + VAT

**Unit 16**  
1,517ft<sup>2</sup>  
Price £195,000 + VAT

**Unit 17**  
1,792ft<sup>2</sup>  
Price £225,000 + VAT

**Unit 18**  
1,792ft<sup>2</sup>  
Price £230,000 + VAT

**Unit 19**  
1,785ft<sup>2</sup>  
Price £230,000 + VAT

**Unit 20**  
1,785ft<sup>2</sup>  
Price £225,000 + VAT

**Unit 21**  
2,023ft<sup>2</sup>  
Price £252,500 + VAT

**Unit 22**  
2,023ft<sup>2</sup>  
Price £257,500 + 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







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