



## APPROX 2.15 ACRES OF OPEN STORAGE LAND

### E T Morris & Sons Ltd Site, Langrick Road, New York, Lincoln, LN4 4XH

- Rectangular shaped parcel of Open Storage Land extending to approximately 2.15 acres (0.87 hectares).
- Site forming part of larger Premises owned by our clients benefiting from CCTV camera protection, electric gated entrance from the B1192 with the site either being fenced or enclosed by mature shrubs & hedges.
- Well-drained land with stoned surface to the main.
- New effective full repairing lease available for a minimum initial lease term of 3 years.

**RENT: £36,000 P.A.X LEASEHOLD**

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## LOCATION

New York is a small predominately Residential Village being located approximately 8 miles North of the Market Town of Boston and 27 miles South East of the City of Lincoln.

The site forms part of the larger E T Morris & Sons Ltd site which is also partially occupied by Palladin Radiators where the site fronts the B1192 Trunk Road linking Hubbert's Bridge to Coningsby.

## DESCRIPTION

A rectangular shaped parcel of Open Storage Land forming part of a larger site having CCTV cameras, electric gated entrance from the B1192 and where the site is either fenced or enclosed by mature shrubs or hedges to the perimeters. The site is flat and well-drained and benefits from a stone surface to the main.

There is potential for the ingoing tenant to install their own Welfare Facilities as drainage to a private system is available close to the site boundaries.

We understand that the total site area extends to approximately 2.15 acres (0.87 hectares) as shown on the plan on the front page of these Letting Particulars.

## EPC RATING

Not applicable.

## VAT

Prospective tenants are advised to check the position regarding VAT prior to making an offer to take a new lease in respect of this site.

## LEASE TERMS

The parcel of Open Storage Land is to be made available by way of a minimum initial 3 year lease term on an effective full repairing basis.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any letting negotiated.

## RENTAL TERMS

The site is available at a rent of £36,000 per annum exclusive of VAT at the appropriate rate, if applicable.

## BUSINESS RATES

We believe that the Open Storage Land offered within these Letting Particulars will require assessment by The Valuation Office Agency upon completion of any new letting as we do not believe the site is currently assessed for Non Domestic Business Rates under the 2017 Rating List.

For further information in respect of Business Rates in general, prospective tenants should contact East Lindsey District Council. Tel: 01507 601111.

## TOWN & COUNTRY PLANNING

This parcel of Open Storage Land forms part of a larger site mainly comprising Workshops and Warehousing. The wider site has previously been used as a Haulage Yard and Premises and as such should have an established use now covered by Use Class E of The Use Classes Order 2020.

We recommend that prospective tenants make their own enquiries regarding allowable uses and planning-related matters via The Planning Department at East Lindsey District Council prior to entering into a commitment to take a new lease in respect of this site. Tel: 01507 601111.

## SERVICES

We understand that the wider site is connected to mains electricity (with 3 phase supply) and water and that drainage is available to a private system. We understand that mains gas is not available in this location.

We have not carried out any tests on any services or appliances which are believed to be present at the site and any potential tenant should arrange for their own tests to ensure that any services and utilities are adequate and in good working order prior to taking a new lease in respect of the site offered herein.

## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Letting Agents:

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5 Oakwood Road Lincoln  
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