

PREMISES SUITABLE FOR USE AS CHILDRENS DAY NURSERY THE OLD SCHOOL, SOUTH ORMSBY, LOUTH, LN11 8QS

- Fully refurbished detached former School suitable for use as Childrens Day Nursery or similar.
- Specification includes heating via ground source heat pump, fire and burglar alarm systems, new timber double glazed window openings together with external doors, fitted Kitchen and bespoke Childrens WC facilities with Disabled provision.
- Net internal area approximately 94.3 sq m (1,015 sq ft).
- External grassed play area with parking to side for numerous vehicles.
- Large catchment area as within close proximity to the Towns of Grimsby, Louth and Alford.

RENTAL TERMS UPON APPLICATION

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LOCATION

South Ormsby is a small Village in the East Lindsey District of Lincolnshire being located approximately 7 miles South of the Market Town of Louth and 7 miles North East of the Market Town of Horncastle. The larger Town of Grimsby is located approximately 24 miles to the North.

The Old School is located in the heart of the Village and can be identified by our To Let Boards erected outside the building.

DESCRIPTION

The Old School has recently been subject to a full programme of renovation and comprises a detached brick structure under a pitched and Rosemary tiled roof covering and having a good modern specification to include heating via a ground source heat pump, new timber double glazed window openings together with external doors, burglar and fire alarm systems, fitted Kitchen and bespoke Childrens WC facilities, to include Disabled provision. The property has character with vaulted ceilings to the main area and wooden flooring to the majority.

Externally, there is a grassed play area with car parking to the side for multiple vehicles with the site being enclosed via a mixture of brick walls and metal railings.

We believe that given the lack of similar facilities in the immediate vicinity, and having regard to the previous use of the property, that it is ideally suited to use as a Childrens Day Nursery or similar.

ACCOMMODATION

In Terms of Net Internal Area, the property comprises as follows:

Floor	Use	Sq M	Sq Ft
Ground	Main Hall	61.0	657
Ground	Nursery Room	18.2	196
Ground	Office	2.5	27
Ground	Fitted Kitchen	12.6	135
Ground	Childrens / Disabled WCs	-	-
	TOTAL	94.3	1,015

EPC RATING

The Old School has a current and compliant EPC Rating of C60 valid until $24^{\rm th}$ January 2031.

RENT

Rental Terms are available upon application.

LEASE TERMS

The property is to be made available by way of a new effective full repairing and insuring lease, ideally for a minimum initial term of 3 years, however, our landlord client may offer some flexibility in this regard.

LEGAL COSTS

The ingoing tenant will be responsible for their own, as well as our landlord client's reasonable legal costs incurred in respect of preparing the new lease associated with this property.

BUSINESS RATES & UTILITIES

The ingoing tenant will be responsible for the payment of Non Domestic Business Rates and utilities in respect of the premises to be demised under the terms of any new lease negotiated.

With effect from 1st April 2023, the property is assessed under the 2023 Rating List as a Community Centre, Café & Premises with a Rateable Value of £3,000. Subject to the ingoing tenant meeting certain criteria, it is possible that up to 100% exemption from the payment of Non Domestic Business Rates can be achieved utilising the Government's Small Business Rate Relief Initiative. For further information in respect of the level of Business Rates payable, and any reliefs available, prospective tenants are advised to contact East Lindsey District Council. Tel: 01507 601111.

TOWN & COUNTRY PLANNING

Prospective tenants are advised to discuss any planning-related matter with The Planning Department at East Lindsey District Council prior to making an offer to take a new lease in respect of this property. Tel: 01507 601111.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Letting Agents:

Brown & Co 5 Oakwood Road Lincoln LN6 3LH

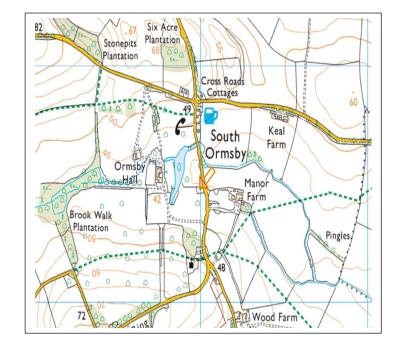
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IMPORTANT NOTICES

Brown & Co. for themselves and for the Vendors or Lessors of this Property give notice that. I. These a particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an after our contract. 2.4. If we have a guide only only and no responsibility as seamed by Brown & Co for the accurates general outline only for the guidance of intending Purchasers or Lessees should not report themse as the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of a clear and should be the purchasers or Lessees should not report themse as the correctness of each item by inspection or by making independent enquiries. In particular, dimensions for exceeding the purchasers of Lessees should not be the subject of the purchasers of Lessees should not be used to the purchasers of Lessees should not be used to the purchasers of Lessees should not be used to the purchasers of Lessees should not be used to the purchasers of Lessees should not be used to the purchasers of Lessees should not be used to the purchasers of Lessees should not be used to the purchasers of Lessees should not be used to the purchasers of Lessees should not be used to the purchasers of Lessees in Inspecting the purchasers of Lessees in Inspecting the purchasers of Lessees in Inspecting the Contract and exclusive of the purchasers of Lessees in Inspecting burth these or Contract and exclusive of National Purchasers of Lessees in Inspecting burth these or Contract and exclusive of National Purchasers of Lessees in Inspecting burth these or contract and exclusive of National Purchasers of Lessees in Inspecting burth these or contract and exclusive of the purchasers of

