



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

James Cameron
Brown&Co
Lincoln
01522 457800
james.cameron@brown-co.com

William Gaunt
Brown&Co
Lincoln
01522 457800
william.gaunt@brown-co.com

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 24th 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
Tel: 01522 457800

James Cameron
01522 457172
07768 465753
james.cameron@brown-co.com

William Gaunt
01522 504322
07919 694235
william.gaunt@brown-co.com



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These 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 offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

5 Oakwood Road, Lincoln, LN6 3LH
01522 457800 | lincoln@brown-co.com

BROWN & CO JHWalter