



WAREHOUSE/STORAGE UNIT

STORAGE UNIT, CLIFF FARM, NORMANBY-BY-SPITAL,
LINCOLN LN8 2AE

- Steel portal framed and insulated Storage Unit with roller shutter door access and three phase electricity supply.
- GIA 4,596 sq ft (427.2 sq m). Eaves height approx. 6.3m (20' 7").
- Unit to be made available by way of a new effective full repairing and insuring lease for a 3 year initial term.

RENT: £18,000 P.A.X. LEASEHOLD | 4,596 ft² (427.2 m²)

William Gaunt

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BROWN & CO JH Walter

LOCATION

The Unit is located just 1.5 miles south of Caenby Corner roundabout which connects the A15 and A631. The A15 southbound provides access to Lincoln which is approximately 12 miles and to the A46 which provides access to the A1. The A15 northbound takes you to Scunthorpe and the City of Hull as well as to the M180 providing access to Doncaster. The A631 provides access to the Market Towns of Market Rasen and Gainsborough.

DESCRIPTION

The property is of steel frame construction with insulated clad walls/ roof and a concrete floor and has previously been used as a potato store. The unit benefits from an electric roller shutter door and an eaves height of approximately 6.3m. Externally there is a shared toilet block and yard.

ACCOMMODATION

The property has been measured on a gross internal basis.

Description	m2	Sq.ft
Storage Unit	427.2	4,596

SERVICES

We understand that the Unit at Cliff Farm is connected to mains three phase electricity with the site being connected to mains water.

We have not carried out any tests on any of the services or appliances present at the site and potential tenants should arrange for their own tests to ensure that services are adequate and in good working order prior to agreeing to take a new lease in respect of the Storage Unit at Cliff Farm.

TOWN AND COUNTRY PLANNING

We understand that the Units at Cliff Farm are suitable for Storage uses only.

Interested parties should make their own enquiries of West Lindsey District Council to ensure that their proposed use of the building is acceptable to the Local Planning Authority.

For further information in this regard please contact Brown & Co as the Sole Letting Agents.

LEASE TERMS

The Unit is available by way of a new effective full repairing and insuring lease for a 3 year initial term.

RENTAL TERMS

£18,000 per annum.

EPC

Not required.

VAT

We understand that VAT will be charged in respect of each letting.

LEGAL COSTS

Each incoming tenant will be expected to pay Brown & Co.'s reasonable costs of £300 plus VAT in respect of preparing a Law Society Business Lease. If a lease in excess of 3 years is required, the incoming tenant will be responsible for the owner's legal costs.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Brown & Co

5 Oakwood Road

Lincoln

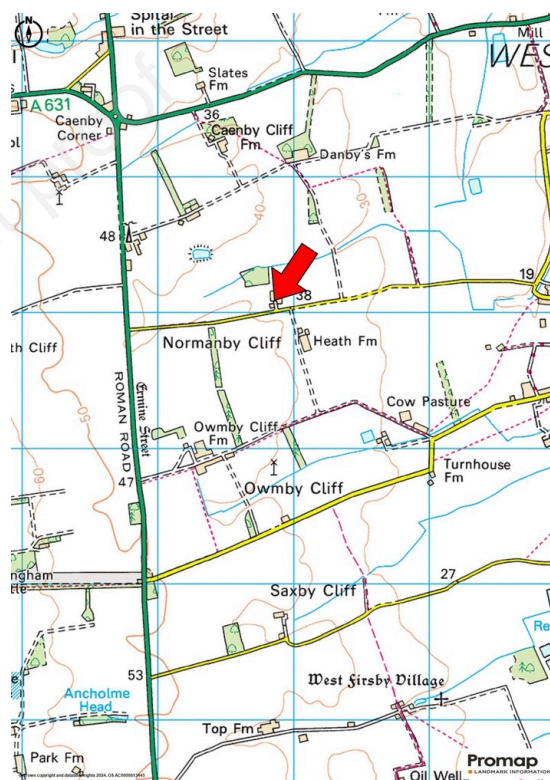
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