

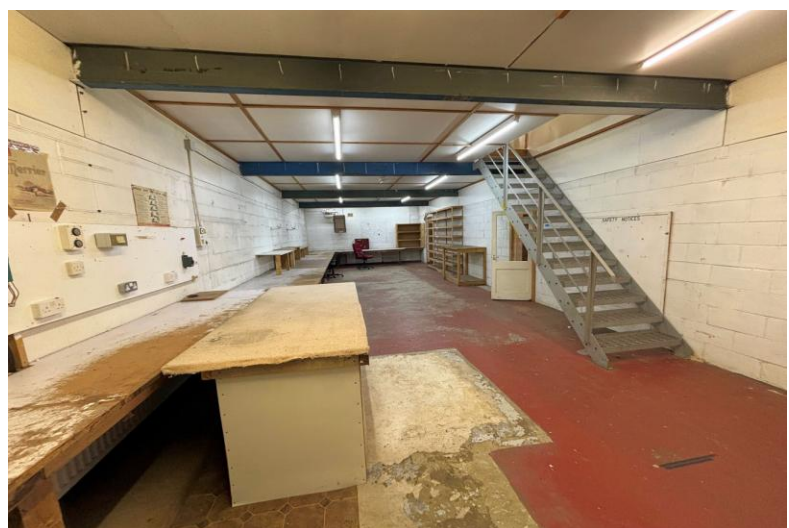
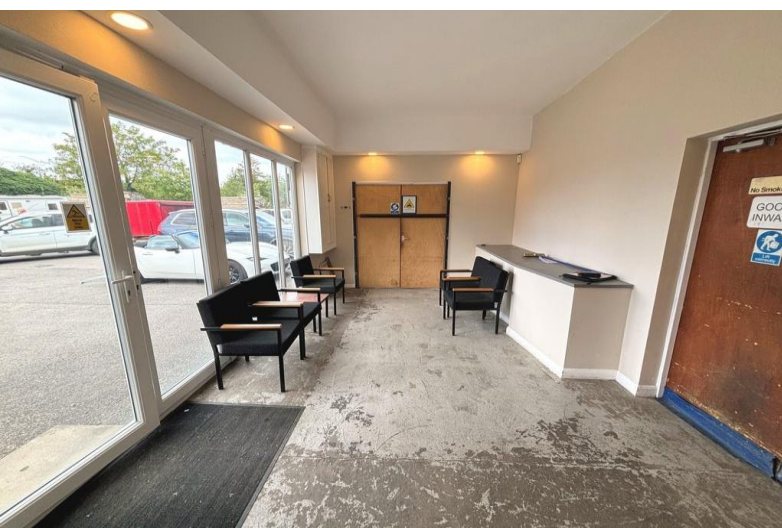


## **WORKSHOP/OFFICE PREMISES TO LET**

**Unit 1 Bridge Works, Horncastle Road,  
Wragby, Market Rasen, LN8 5RB**

**Rent £9,600 Per Annum**

We are pleased to offer to let this well-presented office and workshop unit, extending, at ground floor level, to 200 sq.m (2,150 sq.ft), together with first floor mezzanine storage accommodation extending to a further 200 sq.m (2,150 sq.ft). Located within the village of Wragby, accessed directly off Horncastle Road (A158). The property is considered suitable for a variety of business uses and viewings are recommended to appreciate the size of accommodation available at a most competitive rental level.



## Horncastle Road, Wragby, Market Rasen, LN8 5RB



### LOCATION

The property is located on the fringe of the village of Wragby with access directly from Horncastle Road (A158). Wragby is a popular village with a range of local amenities and located approximately 13 miles east of the Cathedral City of Lincoln and 30 miles west of the coastal resort of Skegness, both of which are accessible via the A158.

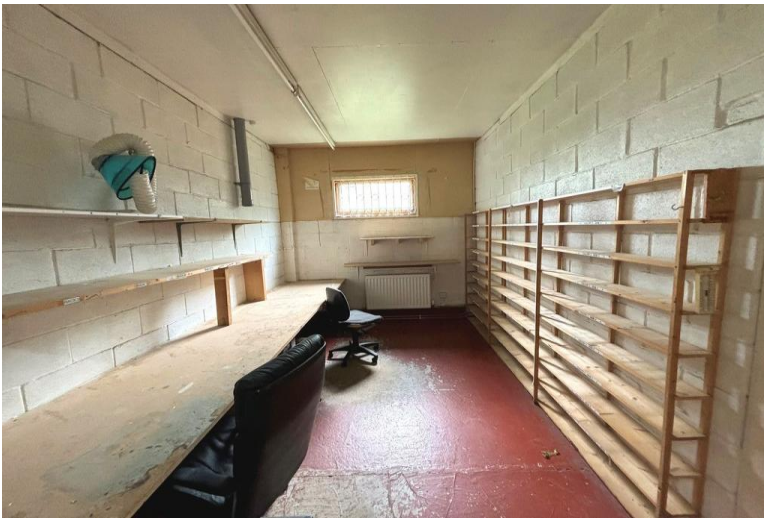
### DESCRIPTION

We are pleased to offer to let this well-presented office and workshop unit, extending, at ground floor level, to 200 sq.m (2,150 sq.ft), together with first floor mezzanine storage accommodation extending to a further 200 sq.m (2,150 sq.ft). Located within the village of Wragby, accessed directly off Horncastle Road (A158). The property is considered suitable for a variety of business uses and viewings are recommended to appreciate the size of accommodation available at a most competitive rental level.

### ACCOMMODATION

The accommodation briefly comprises; Entrance/Reception Area with Private Office off, Workshop/Production Space extending to 81 sq.m (873 sq.ft) and in addition, there is an additional smaller Workshop/Office, a Kitchen, Male & Female WC Facilities together with a Shower Room.





At first floor level, accessible via a staircase from the main workshop area is a first floor mezzanine extending across the entire footprint of the building, ideally suited to light storage uses. The floor plan below provides an indication as to the layout of the building.

Externally, there is ample vehicle parking space within a communal yard/car park serving the subject property and neighbouring units.

#### SERVICES

Mains electricity, water and drainage are connected. An LPG fired gas central heating system is installed serving radiators across the office and workshop accommodation. Water and electricity supplies are sub-metered and billed via the Landlord.



EPC Rating - E

#### LEASE TERMS

The property is available to let under the terms of a new Full Repairing & Insuring Lease for a term of years to be agreed.

A rent deposit equivalent to three months' rent will also be required, refundable at the end of the term.

#### BUSINESS RATES

Rateable Value - £10,500

Small Business Multiplier (2023/2024) 49.9p in the £. The property may qualify for small business rates relief.



It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

#### VAT

VAT is not applicable on the rent charged.

#### LEGAL COSTS

The ingoing Tenant will be responsible for the Agent's referencing fee of £120 inc VAT together with the reasonable costs for the production of the Lease agreement.

#### VIEWINGS

By prior appointment through Mundys.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

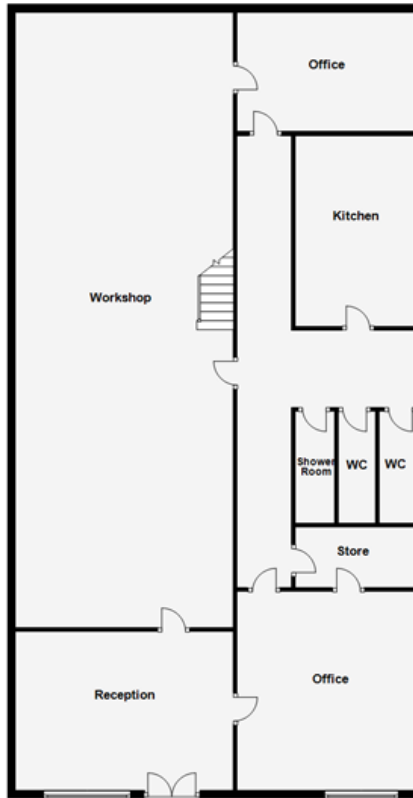
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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## GROUND FLOOR

Ground Floor  
Approx. 196.1 sq. metres (2132.5 sq. feet)



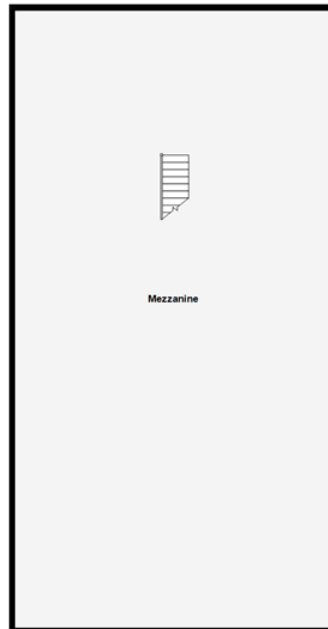
Total area: approx. 396.1 sq. metres (4263.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using Planific.

## FIRST FLOOR

First Floor  
Approx. 190.0 sq. metres (2050.0 sq. feet)



29-30 Silver Street

Lincoln

LN2 1AS

commercial@mundys.net

01522 556088

22 Queen Street

Market Rasen

LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

