



## Unit 2 Lound Farm Premises

Saxilby Road, Skellingthorpe, Lincoln, LN6 5TZ

**Rent £15,000 Per Annum**

We are pleased to offer Unit 2 comprising of a detached storage unit located to the left hand side of the site, having a floor area of 325 sq.m (3,500 sq.ft), with 4 metre minimum working headroom and vehicle access loading doors to the front. This unit is available to let at a rental of £15,000 per annum. The site is conveniently located between the villages of Skellingthorpe and Saxilby, with good access to the A46 and A57. The Cathedral City of Lincoln is located approximately 6 miles to the east.



## Unit 2 Saxilby Road, Skellingthorpe, Lincoln, LN6 5TZ

### LOCATION

The site is conveniently located between the villages of Skellingthorpe and Saxilby, with good access to the A46 and A57. The Cathedral City of Lincoln is located approximately 6 miles to the east.

### DESCRIPTION

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### SERVICES

Electricity (Three-Phase supply) and water are connected to the unit. Drainage is to a private sewage treatment plant. There is a shared WC toilet block on site.

EPC Rating - Not applicable.

### LEASE TERMS

The unit is available on flexible Lease terms for a term of years to be agreed. Further details are available on request. The ingoing Tenant will be responsible for the payment of a deposit, referencing fees and the costs for the preparation of the Lease. Further details are available on request.

### BUSINESS RATES

Rateable Value - £9,600

Small Business Multiplier (2024/2025) 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 currently payable on the rent.

### SERVICE CHARGE

A Service Charge will be payable - further details are available on request.

### VIEWINGS

Via Mundys Commercial.

### NOTE

The internal photographs are for illustration purposes only.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of these 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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29-30 Silver Street  
Lincoln  
LN2 1AS  
[commercial@mundys.net](mailto:commercial@mundys.net)  
01522 556088

22 Queen Street  
Market Rasen  
LN8 3EH  
[commercial@mundys.net](mailto:commercial@mundys.net)  
01522 556088

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.



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