



Unit 3 Castleway, Tattershall Way

Fairfield Industrial Estate, Louth, LN11 0YZ

£23,000 Per Annum **Well-Appointed Industrial Space To Let**

We are pleased to offer to let this well-presented industrial unit located on the popular Fairfield Industrial Estate on the north side of Louth. The unit extends in total to 363.2 sq.m (3,908 sq.ft) Gross Internal Area including office and staff facilities of 38 sq.m (410 sq.ft). The eaves height is 6.4 metres increasing to 8.9 metres with a roller access door to the front. The property is available to let by way of a new five year FRI Lease with further terms negotiable.



Unit 3 Castleway, Tattershall Way, Fairfield Industrial Estate, Louth, LN11 0YZ



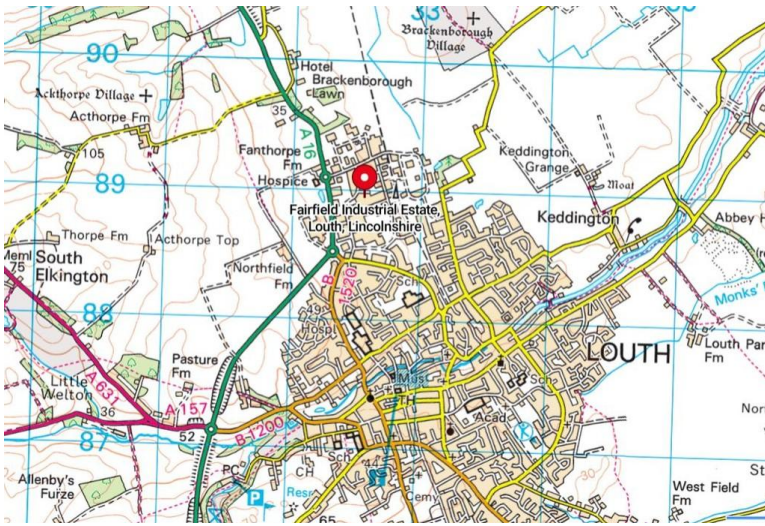
LOCATION

The property is located on the popular Fairfield Industrial Estate on the north-side of the Market Town of Louth. The estate is close to the A16 main road and nearby occupiers include Screwfix, B & Q, MKM Building Supplies, Tool Station and Halfords.

DESCRIPTION

We are pleased to offer to let this well-presented industrial unit located on the popular Fairfield Industrial Estate on the north side of Louth. The unit extends in total to 363.2 sq.m (3,908 sq.ft) Gross Internal Area including office and staff facilities of 38 sq.m (410 sq.ft). The eaves height is 6.4 metres increasing to 8.9 metres with a roller access door to the front. The property is available to let by way of a new five year FRI Lease with further terms negotiable.





ACCOMMODATION

The industrial unit extends to 363.2 sq.m (3,908 sq.ft) Gross Internal Area. This includes:

Entrance lobby - 2.21m x 1.12m

Office - 5.49m x 4.72m (max dimensions being of irregular shape)

Rear Lobby

Disabled Toilet with WC

Kitchen/Staff Room - 2.77m x 2.21m

With work surface, stainless steel sink and instantaneous hot water heater.

Access to the unit is via a roller shutter door to the front - 4.17m high x 3.06m wide.

OUTSIDE

To the front of the property, there is a tarmac area providing parking for approximately 6-8 vehicles. A concrete ramp provides access to the roller access door.

SERVICES

Mains drainage, electricity and water are connected to the property. The property has a 415 volt electricity supply.

Gas is supplied to the unit but is currently capped.

EPC Rating - D(86) valid until 12th May 2035.

LEASE TERMS

The property is available by way of a new FRI Lease for a period of five years with further terms negotiable. A deposit equivalent to three months' rent will be required. The Lease will be excluded from the provisions of Part II of The Landlord and Tenant Act 1954 regarding Security of Tenure.

The Landlord has requested that any occupiers are not in direct competition to the adjacent businesses.

BUSINESS RATES

Rateable Value - £15,500

The property may qualify for Small Business Rates Relief and prospective Tenants should make their own enquiries regarding this.

VAT

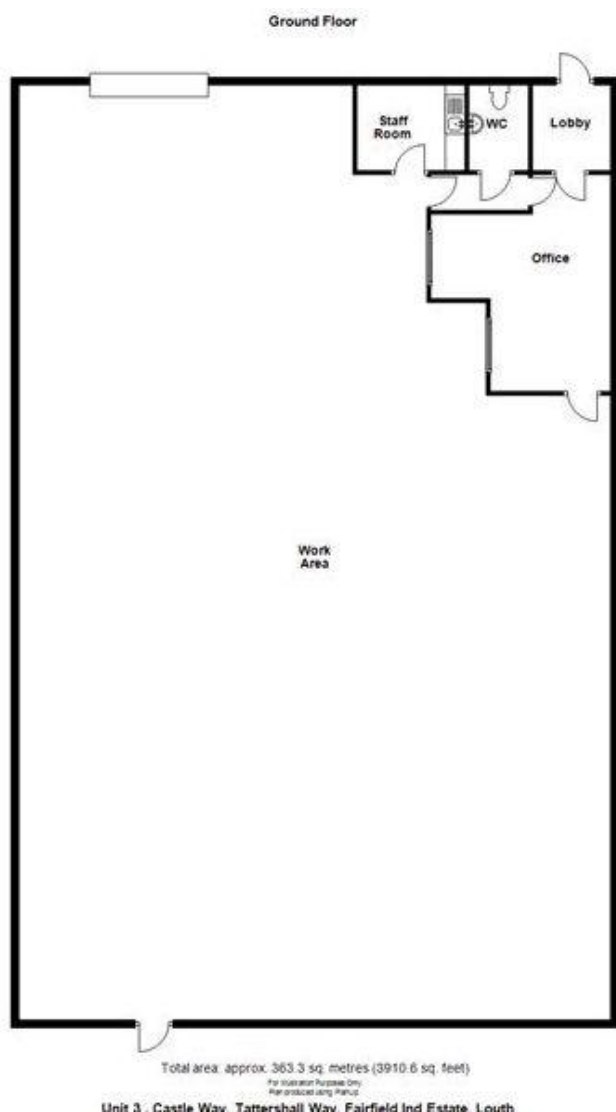
VAT is chargeable at the prevailing rate.

COSTS

The ingoing Tenant will be responsible for a referencing fee of £150 inc VAT, together with the Landlord's reasonable legal costs associated with the production of the Lease agreement. Further details are available on request.

SERVICE CHARGE

A Service Charge is payable for the upkeep of the communal areas on the site.



PLANNING

The property is understood to be classified as Class B2 under the Town & Country Planning (Use Classes Order) 1987 (as amended). The unit may be suitable for a variety of uses subject to the necessary planning consents being obtained and it is the responsibility of the incoming Tenant to ensure that the property has the permitted use for their intended business and occupation.

East Lindsey District Council
 The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH

Tel: 01507 601111

NOTE

Some internal photographs are for illustration purposes only.

VIEWINGS

By prior appointment through Mundys.

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

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

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 are 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.

