

# Freehold Industrial Unit For Sale with Vacant Possession

Unit 1 Enterprise Road | Golf Road Ind. Estate | Mablethorpe | Lincolnshire | LN12 1NB



Steel Framed Industrial Unit Extending to Provide 329sqm, 3,540sqft of Accommodation on a Site Extending to Approximately 0.3 acres  
Currently Arranged to Provide a Reception Area, Offices and Mezzanine Storage Internally with Additional 123.6sqm, 1,330sqft of Accommodation at the Rear  
Additional Development Land Available Separately

For Sale Freehold with Vacant Possession  
£250,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The Lincolnshire seaside town of Mablethorpe is located in the East Lindsey District Council and has a population of around 2,500 residents and a summer transient population in excess of a million visitors.

The town has a good range of retail, sporting and educational facilities.

Enterprise Road is a light industrial estate located to the north of the town centre to the south of Gulf Road, close to a newly constructed Tesco Supermarket.

## Description...

The property comprises a steel framed unit for sale freehold with vacant possession.

The main building is rectangular in plan and extends to around 18m x 15m, 270sqm, 2,905sqft Gross Internal Floor Area.

## Accommodation...

An **Entrance Hall** leads to a Reception Area 4.3m x 3m with **Break Out Room** off.....0.3m x 2.7m, 11.8sqm containing a kitchenette.

### WC's

Having 2 sinks, low level WC's.

### Disabled WC's

### Workshop WC's

**Main Workshop**.....12.5m x 9.2m, 115sqm and 3.2m x 6.2m, 20.1sqm, 135.1sqm in total, having a minimum internal eaves height of 3.8m, 3 phase supply and roller shutter door.

**Mezzanine Storage Over**.....15m x 6m, 90sqm and 2.7m x 2m, 9sqm

Underneath the mezzanine floor are the administration areas comprising:

**Office 1**.....4.2m x 3.8m, 16.2sqm  
With shower room and WC.

**Office 2**.....5.7m x 4.5m, 26sqm  
With shower room and WC.

**Boardroom 3**.....7.2m x 4.4m, 32.3sqm

**Office 4**.....5m x 3.9m, 20sqm

**Storage/Ancillary Areas**.....21sqm approximately

To the rear of the main unit are additions comprising:

**Cutting Room** .....5.9m x 4.8m, 28.6sqm

**Linked structure** .....12m x 3.5m, 42sqm

**Paint Room**.....9m x 5.8m, 53sqm

A tarmac driveway leads to the front parking area and to the rear parking area.



## Agent's Notes...

The client reserves the right to retain an access across the front of the property to serve commercial development land to the east, please enquire for further details.

## Outgoings...

The property is currently being split by the VOA in to 2 separate hereditaments. It is anticipated that both ratings will fall below the threshold allowing qualifying occupiers to claim relief.

## EPC...

An EPC has been instructed and will be available on request.

## VAT...

The vendor reserves the right to charge VAT at the prevailing rate where applicable.

## Viewing...

All viewings are to be made by appointment through the agent.

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