

Agricultural Storage Unit Available To Let

South House Farm | Manby Road | Legbourne | Louth | Lincolnshire | LN11 8HB



168sqm, 1,808sqft of Storage Available with Additional Open Storage
Available Immediately with No Ingoing Premium
Located 2 Miles Outside of Louth in the Lincolnshire Wolds

Available To Let Leasehold
£6,500 plus VAT per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
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Location...

The market town of Louth is located in the East Lindsey district of Lincolnshire and serves a large part of what is known as the Eastern Corridor of Lincolnshire.

The town has a population of around 20,000 residents, a good range of local amenities including supermarkets, doctors' surgery, schools and strong retail offering.

The property is located on the B1200 just outside of Louth to the south of the town centre on a road which connects the town to the coast and the tourist resort of Mablethorpe which are located 10 miles to the east.

Description...

The property comprises agricultural storage.

	GIFA		Asking Rent
Unit 2d	168m ²	1,808ft ²	£6,500 pa
Unit 2d Open Store	120m ²	1,290ft ²	Inc. above

Unit 2d is of single skin construction with concrete floor and has a lean-to open store included in the letting.

Outgoings...

The property is not currently assessed for Business Rates as it forms part of an Agricultural Holding.



Tenure...

The unit is available on a licence agreement. Rent will be paid monthly in advance and is subject to VAT. A deposit equivalent to 3 months' rent will be held by the landlord.

The tenant will be asked to contribute towards an apportionment of the building insurance on an annual basis and also be asked to contribute towards the legal fees regarding the landlord's reasonable legal costs in the preparation of the lease (up to £1,000 + VAT).

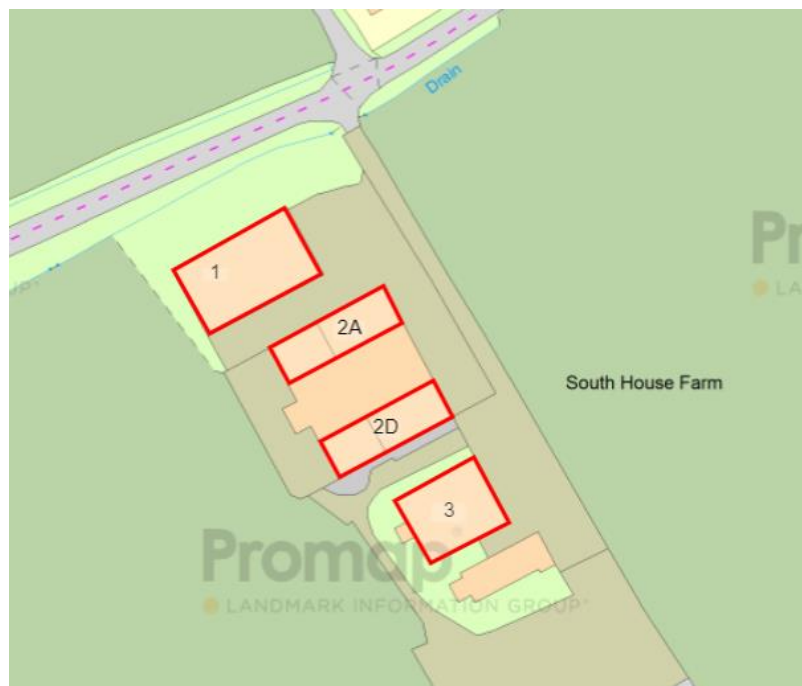
Please enquire further with regards to communal facilities.

Viewing...

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

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Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

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