

BUSINESS UNAFFECTED

Warehouse Investment Comprising Modern High Bay Retail Warehouse, Close to the A1

Warehouse | North Witham Road | South Witham | Grantham | NG33 5QQ



Conveniently Located Between Stamford and Grantham
Modern 5.3m (IEH) High Steel Portal Frame Extending to 840sqm, 9,050sqft
Subject to a Full Repairing and Insuring Lease at £30,000 pa, 6 years Unexpired

Available For Sale Subject to Existing Tenancy
£495,000 Freehold Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

South Witham is located approximately ½ a mile from the A1 trunk road in South Lincolnshire. The village enjoys public houses and basic amenities.

Stamford is approximately 10 miles to the south, and Grantham is approximately 10 miles to the north, with Melton Mowbray approximately 12 miles to the west and Nottingham approximately 25 miles to the north-west.

The property is located to the north of South Witham on the west of the road in a fenced compound with other industrial users.

Description...

The property comprises a modern clear span retail warehouse let out on Full Repairing and Insuring Terms.

A high roller-shutter door leads to the main storage area (46m x 18.3m) having part insulated panels and internal eaves height to the underside of the haunch of 5.8m.

A staircase leads to a modern well-finished first floor office, having tiled floor and viewing area.

At the northern end of the warehouse is an amenity block comprising; a modern kitchenette, WC and an accessible WC.

There is a small car parking area to the front of the warehouse.

It is understood that 3-phase electricity is available.



Tenure...

The property is let on Full Repairing and Insuring Terms on a lease dated September 2021 for a 10-year period to Brindisa Limited.

The passing rent is £30,000 per annum with a rent review at year 5 linked to RPI. Copies of the lease are available on request.

Outgoings...

The tenant is responsible for all outgoing including Business Rates and utilities. The unit has a Rateable Value of £40,250, full details are available on the VOA website.

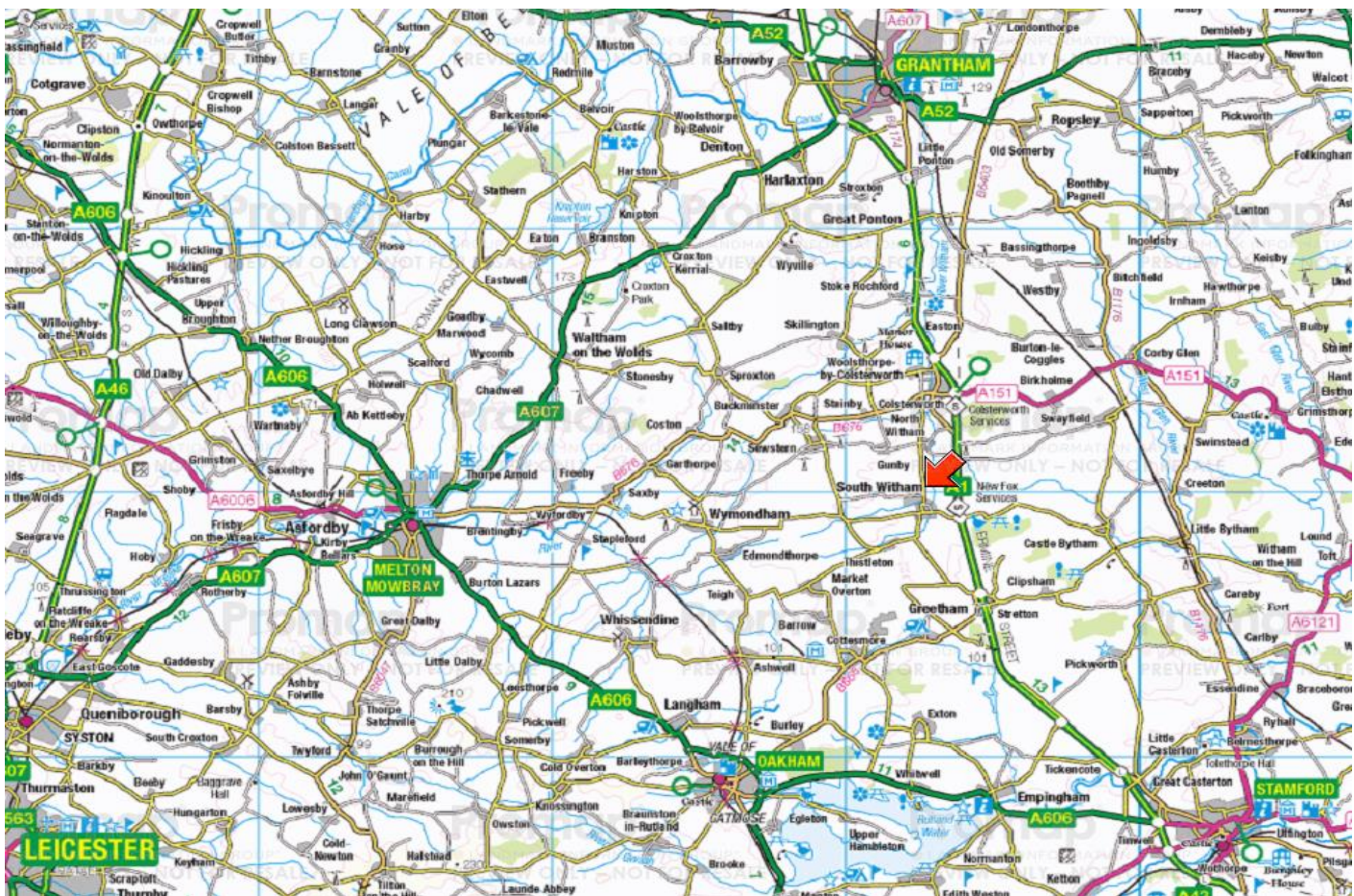
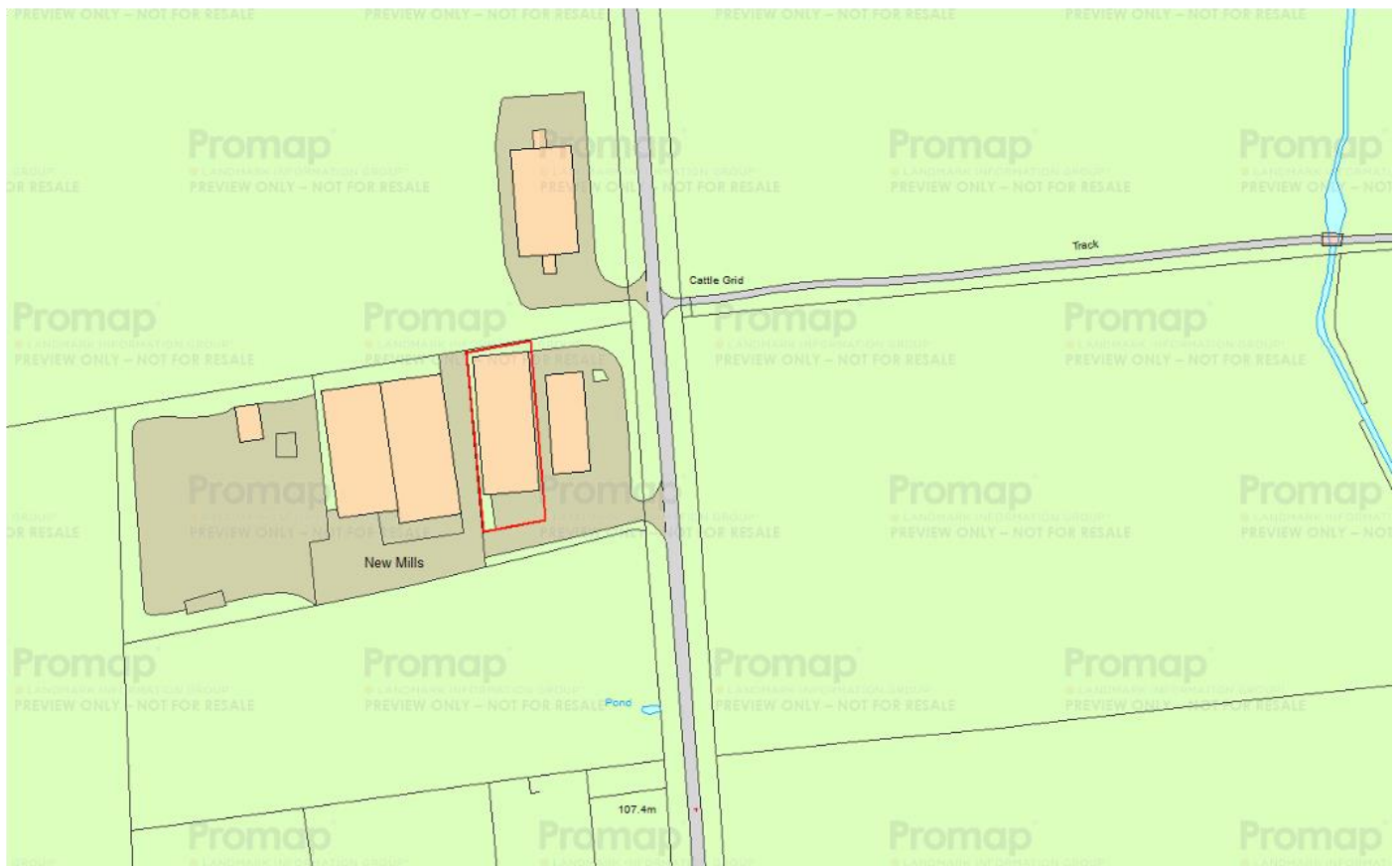
EPC...

Energy Performance Certification will be available as required.

Viewing...

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