

Economical Workshops and Warehousing Available To Let Individually or Together

Agricultural Workshop and Warehouse | Cherry Tree Farm | Fen Lane | Conisholme | Louth | Lincolnshire | LN11 7LU



Former Grain Store and Workshop Available Separately or Together
Suitable for Storage, Workshop or Manufacturing
Former Workshop Extending to 331sqm, 3,500sqft
Former Grain Store Extending to 317m, 3,415sqft

Available To Let Immediately £750 per Calendar Month Each
£18,000 per annum for the Pair Excluding VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Conisholme is a small settlement in East Lindsey on the Cleethorpes to Mablethorpe A1031 road, 7 miles north-east from Louth.

Louth is a large market town with a population of just under 20,000 residents and a good range of local amenities including strong retail offering, good sporting facilities, leisure facilities and well-regarded schools.

The property is located approximately 7 miles to the north-east on Fen Lane extending south-east from the village.

The properties form part of an agricultural farm, access being gated at night.

Accommodation...

Shed No. 5 Former Grain Store...29.5m x 10.6m, 317sqm, 3,416sqft.

This is a steel framed building with block walls, wooden floor, single phase electric supply, sliding doors. Available for immediate occupation.

Former Workshop.....18.2m x 18.2m, 331sqm, 3,500sqft

Solid walls, lattice frame single skin roof, single phase electricity.

Schedule of Accommodation....

Conisholme Farm Limited				
Former Grain Store Shed No. 5	317m ²	3,412ft ²	£750/ calendar month	£9,000 pa
Former Workshop 18.2m x 18.2m	331m ²	3,500ft ²	£750/ calendar month	£9,000 pa

Tenure...

The properties are available by way of new leases with the minimum term of a year, a deposit payable a quarter of a year's rent upfront.

The tenant will be responsible for contributing towards the landlord's reasonable legal fees up to £1,000 regards to the lease preparation.

Rent to be paid monthly in advance and to be subject to VAT as appropriate.

Planning...

The buildings are agricultural units, please enquire for any alternative uses such as repair workshops, manufacturing and storage.

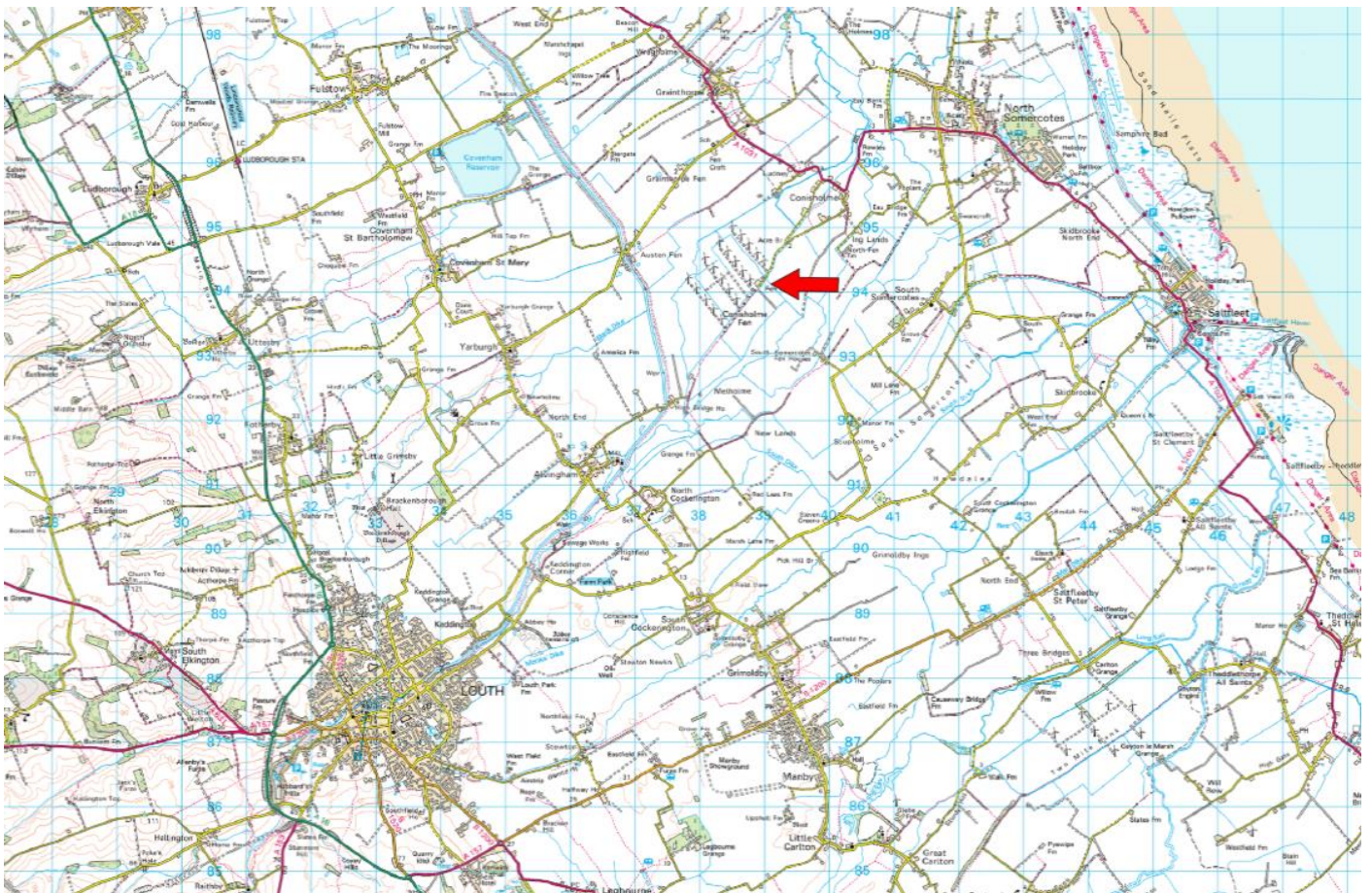
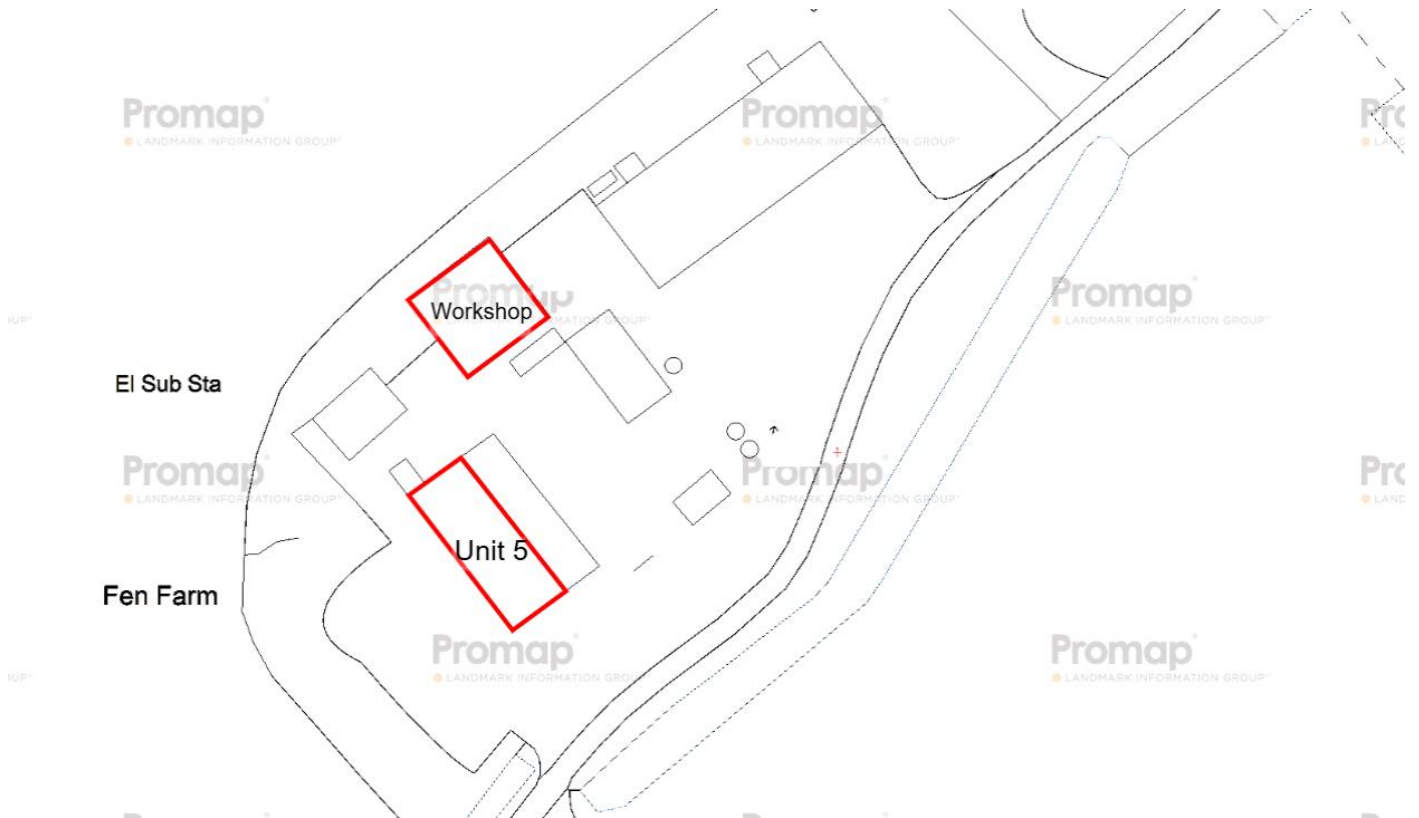
Outgoings...

The tenant will be responsible for all outgoing in relation to the occupation of the unit.

Viewing...

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

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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