



Crossing Farm Workshop

Crossing Farm, Thorpe Lane, Eagle, LN6 9DY

Rent £30,000 Per Annum

Modern Detached Workshop & Office Unit with Yard Space

We are pleased to offer to let this modern, self-contained workshop facility incorporating two large open-plan offices, together with kitchen and toilet facilities and mezzanine storage above, with a total floor area extending to 372 sq.m (4,000 sq.ft), together with the mezzanine floor extending to a further 93 sq.m (1,000 sq.ft). The property has 5.5 metre headroom, two vehicle access loading doors and an inspection pit. Externally, the site occupies a large yard (extending to circa 1 acre) surrounding the building which includes a wash bay facility. Please note the access gates and yard area is subject to a Right of Way for a neighbouring occupier as shown hatched in red on the attached plan.





LOCATION

Crossing Farm Workshop is located approximately midway between the villages of Thorpe on the Hill and Eagle, fronting onto Thorpe Lane and situated approximately 7 miles south-west of Lincoln City Centre, accessible via the A46.

DESCRIPTION

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SERVICES

Mains electricity (single-phase) and water are connected. An oil central heating system is installed and drainage is to a private septic tank.

EPC RATING – E.



LEASE TERMS

The property is available to let for a term of years to be agreed at an annual rent of £30,000 per annum. The Lease will be prepared on a conventional Full Repairing & Insuring basis. A deposit will also be payable. Further details are available on request.

BUSINESS RATES

Rateable Value - £19,750

VAT

The Landlord has confirmed that VAT is not chargeable on the annual rent.

COSTS

The incoming Tenant will be responsible for a Tenant referencing fee of £150 inc VAT, together with the Landlord's reasonable legal costs associated with preparing the Lease.

PLANNING

The property is understood to be classified as Class E (Formerly B1(c)) 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.

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

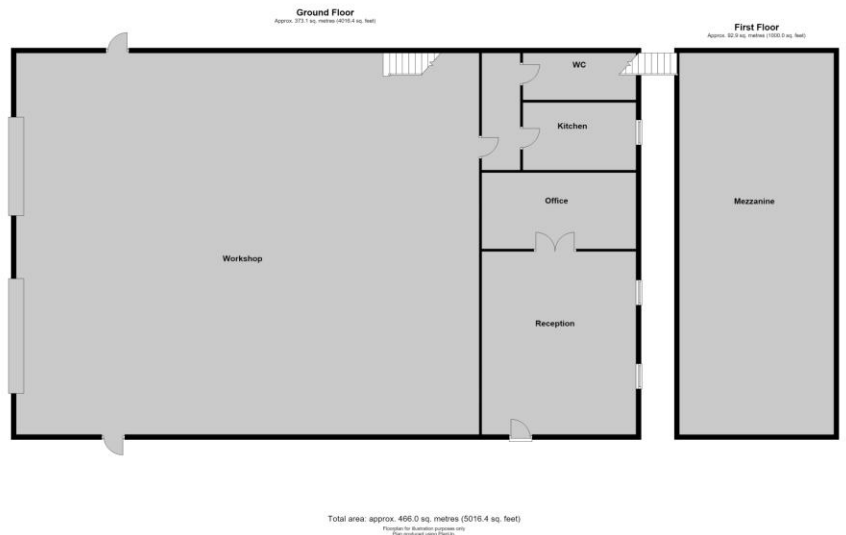
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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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.

