



## Unit 1 Lound Farm Premises

Saxilby Road, Skellingthorpe, Lincoln, LN6 5TZ



### Rents From £12,500 Per Annum

We are pleased to offer to let Unit 1 which comprises the main frontage workshop and office building extending, in total, to 870 sq.m (9,373 sq.ft), having 5.5 metre minimum working headroom and roller shutter vehicle access loading doors to the front and rear. In addition, there is ground and first floor office accommodation. This unit is available as a whole to let for £40,000 per annum or alternatively, it could be divided to create units from 240 sq.m (2,500 sq.ft) at a rental of £12,500 per annum. Further details are available on request. The site is conveniently located between the villages of Skellingthorpe and Saxilby, with good access to the A46 and A57. The Cathedral City of Lincoln is located approximately 6 miles to the east.



## Unit 1, Lound Farm Premises, Saxilby Road, Skellingthorpe, Lincoln, LN6 5TZ



### LOCATION

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### DESCRIPTION

We are pleased to offer to let Unit 1 which comprises the main frontage workshop and office building extending, in total, to 870 sq.m (9,373 sq.ft), having 5.5 metre minimum working headroom and roller shutter vehicle access loading doors to the front and rear. In addition, there is ground and first floor office accommodation. This unit is available as a whole to let for £40,000 per annum or alternatively, it could be divided to create units from 240 sq.m (2,500 sq.ft) at a rental of £12,500 per annum. Further details are available on request. The site is conveniently located between the villages of Skellingthorpe and Saxilby, with good access to the A46 and A57. The Cathedral City of Lincoln is located approximately 6 miles to the east.

### SERVICES

Electricity (A Three-Phase supply is understood to be connected to Unit 1) and water are understood to be connected to the site. Drainage is to a private sewage treatment plant. There is a shared WC toilet block on site.



EPC Rating - (Unit 1) - C69

### LEASE TERMS

The unit is available on flexible Lease terms for a term of years to be agreed. Further details are available on request. The ingoing Tenant will be responsible for the payment of a deposit, refering fees and the costs for the preparation of the Lease. Further details are available on request.

### BUSINESS RATES

Units 1 & 3 currently have a Rateable Value of £35,500. The Valuation Office have been requested to revalue all of the units on site.

Standard Business Multiplier (2023/2024) 51.2p in the £.

### VAT

VAT is payable.

### SERVICE CHARGE

A Service Charge will be payable - further details are available on request.

### 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](http://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 inb 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 given 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 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.

