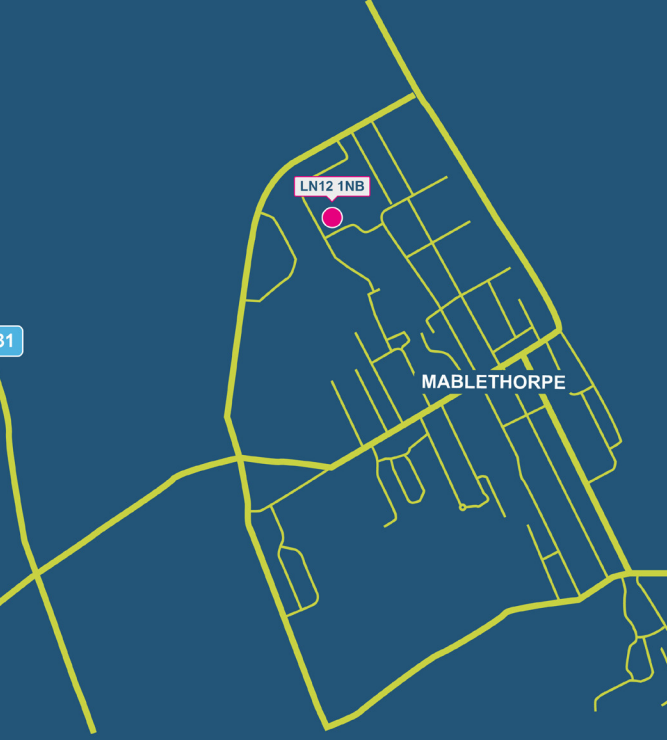




**BANKS
LONG&Co**

**GOLF ROAD INDUSTRIAL ESTATE,
ENTERPRISE ROAD, MABLETHORPE, LN12 1NB**

- Industrial unit in an established estate location
- 143 sq m (1,535 sq ft)
- Flexible lease terms
- Ideal for expanding local businesses
- **FOR SALE/TO LET**



The Money Laundering Regulations 2007 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The property is located in a prominent position on Enterprise Road Industrial Estate.

Mablethorpe itself has a resident population of 12,531 (2011 Census) and is located approximately 17 miles north of Skegness and 46 miles east of Lincoln.

PROPERTY

The property comprises a semi-detached industrial unit of steel portal frame construction with brick/block walls surmounted by a pitched corrugated sheet clad roof.

The property benefits from separate pedestrian and roller shutter access door to the front elevation. Internally the unit provides open plan workshop space, with allocated staff and WC facilities. Externally the premises benefit from use of communal loading, circulation and parking areas.

EPC Rating: F147

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the property has the following gross internal area:-

Unit 4b 143 sq m (1,535 sq ft)

SERVICES

We understand that mains supplies of water, drainage and electricity are available and connected to the property. Interested parties are advised to make their own investigations to the utility service providers.

TOWN AND COUNTRY PLANNING

We understand that the property has planning consent for uses falling within Class B1 (Light Industrial) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority: East Lindsey District Council
Description: Factory and Premises
Rateable value: £5,100
UBR: 0.479
Period: 2017-2018

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The unit is available **to let** on effectively a Full Repairing and Insuring tenancy.

Alternatively the unit is available **for sale** by way of a long lease with a ground rental of £200 per annum.

PRICE/RENT

Price: £65,000

Rent: £5,500 per annum exclusive

SERVICE CHARGE

A service charge is to be levied to cover a contribution towards the upkeep, maintenance and repair of all common parts of Golf Road Industrial Estate. Buildings insurance is charged in addition.

VAT

VAT will be charged in addition to the rent/price at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

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