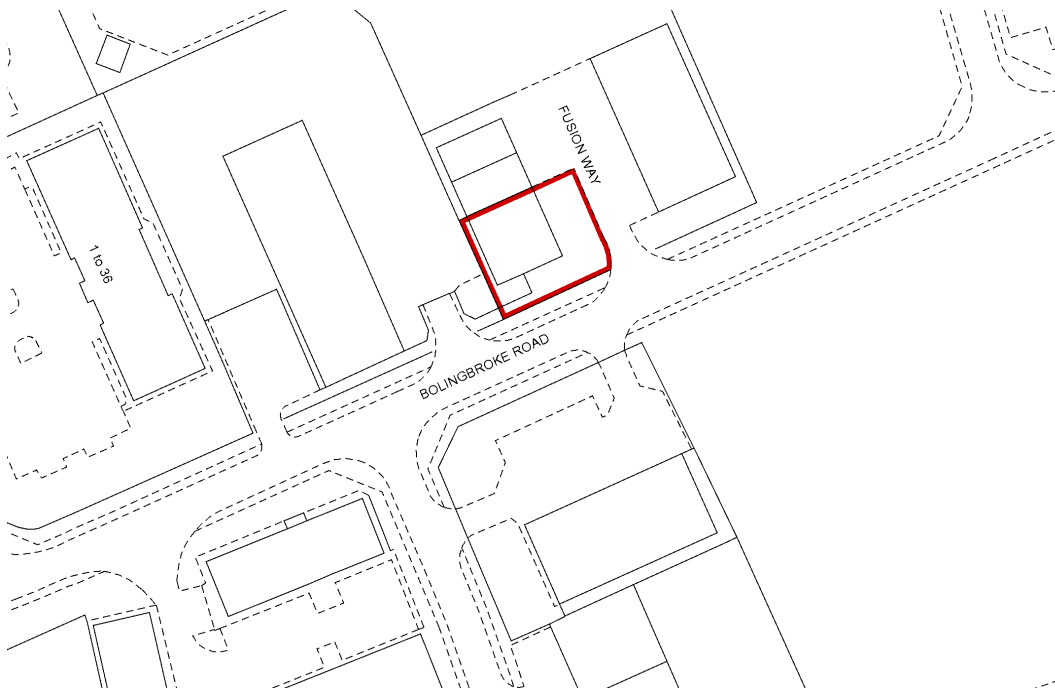
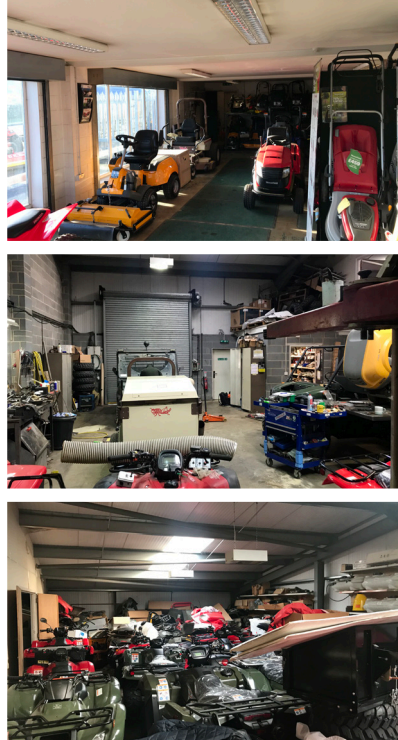
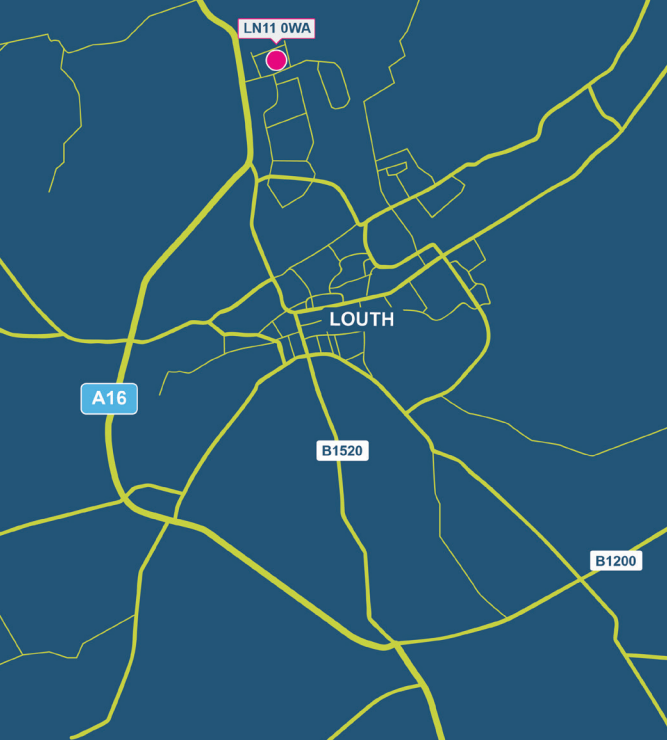




BANKS LONG&Co

THE TRACTOR SHOP, BOLINGBROKE ROAD,
FAIRFIELD INDUSTRIAL ESTATE, LOUTH LN11 0WA

- Modern business unit
- 335 sq m (3,610 sq ft)
- Showroom area
- Prominent position
- Additional mezzanine storage
- Allocated yard / car parking
- **FOR SALE**



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 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 lessees 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

Louth is a prosperous market town with a population of approximately 15,000 people and a significantly larger catchment given it is the capital of the Lincolnshire Wolds and the administrative capital of East Lindsey District Council. Louth is situated approximately 24 miles east of Lincoln and 15 miles south of Grimsby.

Surrounding occupiers are generally industrial, office or trade related such as John Deere, Buildbase and the new Tractor Shop.

PROPERTY

The unit provides showroom, workshop and office, plus ancillary staff/WC facilities.

The workshop has 5.15m minimum working height and vehicular access door. There is further mezzanine storage.

Externally, there is allocated parking and yard area.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the property provides the following floor area:

GIA: 231 sq m (2,490 sq ft)
Plus mezzanine: 104 sq m (1,120 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 consent for uses falling within Class B8 (Storage & Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Alternative uses may be appropriate subject to receipt of necessary Planning Consent. Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority: East Lindsey District Council
Description: Warehouse & Premises
Rateable value: £12,000
UBR: 0.504
Period: 2019-2020

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 freehold of the property is available **For Sale**

PRICE

£225,000

SERVICE CHARGE

A service charge may be levied to cover the upkeep, maintenance and repair of any common parts of the development.

VAT

VAT may be charged in addition to the 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.

Contact: Harry Hodgkinson
T : 01522 544515
E : harry.hodgkinson@bankslong.com
Ref. 9614/2019B/D