

Unit 4 Church View Business Park,
Binbrook, Market Rasen, LN8 6BY

TO LET

High quality unit within purpose built
business park

Accommodation approximately
111.9 sq m (1,204 sq ft) overall

One of six separate units with either
shop frontage or roller shutter door

Suitable for a wide variety of uses

Car parking available

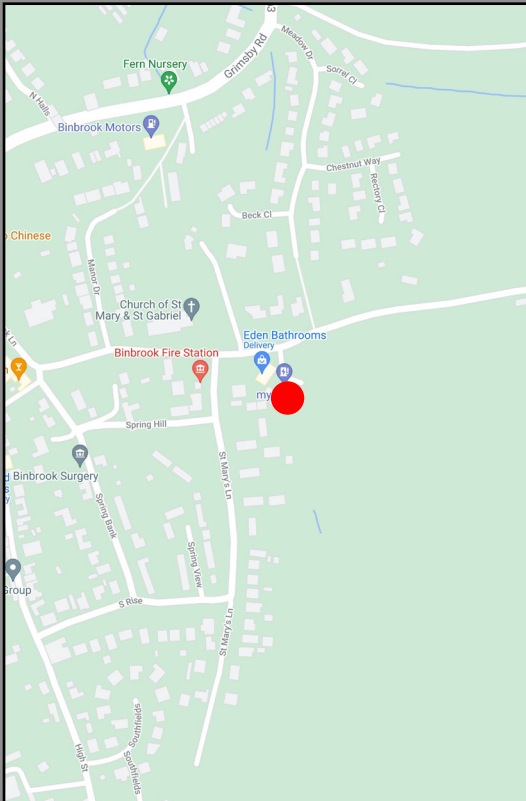
Guide Rent £7,280 p.a.
(£140 per week)

Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION /DESCRIPTION

Binbrook is an attractive village situated within the Lincolnshire Wolds approximately 10 miles south-west of the town of Grimsby. Access is predominantly via the B1203 which links with the A18 to the north-east and the B1225 to the south-west.

The property forms part of a single story purpose built modern estate of business units arranged around a central courtyard, which provides a number of car parking spaces. The accommodation is predominantly laid out in 2 blocks and the business park is accessed directly from Church Lane.

The units are of brick and block construction under a slate coved pitch roof with access to the premises via an aluminium framed glaze shop front. The premises also benefits from an electric car charging point.

Nearby occupiers are predominantly residential in nature with the village being served by local shops and a pub. The former RAF base at Brookenby, 1 mile northwest provides a large amount of industrial accommodation.

ACCOMMODATION

Ground Floor 111.9 sq m (1,204 sq ft)

LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on an effective repairing and insuring basis at a guide rent of £7,280 per annum.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property.

The premises are listed as Unit 3 to 6 within the Rating List as 'Workshop & Premises' with a Rateable Value of £12,000 (Source VOA website), although the premises will require reassessment should a change of use take place, the new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

LEGAL COSTS

Each party will be responsible for their own legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: C

FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316 or Lawrence Brown lawrence@scotts-property.co.uk 07710 312712

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6836**

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