

Storage Premises, East Ravensdale Farm,  
East Ravensdale, Grimsby, DN37 0RX

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# TO LET

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Secure storage premises

Access from large shared yard

Extending to approximately  
92.5sq m (995 sq ft) overall

Suitable for storage of  
numerous items

Flexible terms available

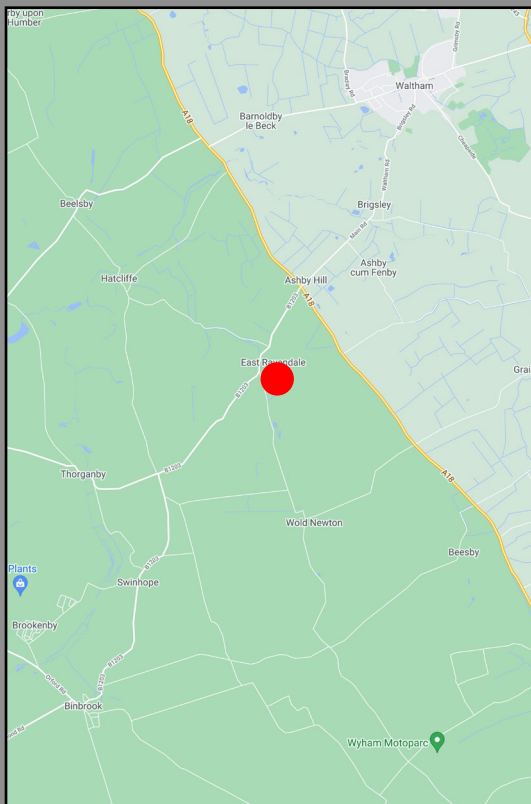
**Guide Rent £3,500 p.a.**

**Scotts**  
01472 267000



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The village of East Ravendale is located approximately 7 miles south east of Grimsby town centre in a popular and attractive rural area. The premises are easily accessible from the B1203 which links with the A18 providing further links to the A16 and the A180.

The property offers secure, dry, flexible storage accommodation forming part of a larger agricultural warehouse. The premises are constructed of brick, with a concrete floor under a fibre cement roof which has been underdrawn and lined. Fluorescent strip lighting is installed throughout the premises.

## ACCOMMODATION

Storage area      92.5 sq m      (995 sq ft)

## LEASE TERMS

The premises are offered To Let on a flexible basis for a term of years to be agreed on a full repairing and insuring basis at a guide rent of £3,500 per annum.

## RATEABLE VALUE

The premises do not currently have a rating assessment as they form part of an agricultural property. Any use of the premises for qualifying purposes will not require a reassessment for rating purposes.

Liability for Business Rates will depend upon the nature of the occupancy and interested parties should make enquiries of the Local Authority at North East Lincolnshire Council

## ENERGY PERFORMANCE RATING:

The premises are exempt from the requirement to provide an Energy Performance Certificate

## LEGAL COSTS

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

## FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox [kerry@scotts-property.co.uk](mailto:kerry@scotts-property.co.uk) 07749 725316 or Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712

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