

**Unit 109 Centurion Way**  
North Kelsey Road, Caistor, LN7 6QA

**TO LET**



**Scotts**

01472 267000

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Modern business premises / 93.5 sq m (1,006 sq ft) / Popular edge of town location  
Established business location / Convenient for Caistor and Wold villages  
Tenants may be entitled to small business rate relief subject to status

**Guide Rent £8,000 per annum exclusive**



## LOCATION/DESCRIPTION

Centurion Way is located 0.75 miles west of Caistor town centre with good access to the A46 which leads to Grimsby in the north-east and Lincoln to the south.

Caistor is a renowned and popular market town with a highly regarded grammar school and a resident population of approximately 2,100. The surrounding area is predominantly agricultural based with a large number of attractive villages with Caistor providing the main commercial hub for the surrounding area.

The premises provide modern business premises on a popular, well-established business park constructed around a steel portal frame with concrete flooring, concrete blockwork walls and a sectional up-and-over door. The premises are suitable for numerous uses including manufacturing, storage & distribution, trade counter etc.

## ACCOMMODATION

Gross Internal Area      93.5 sq m      (1,006 sq ft)

## RATEABLE VALUE

The premises are currently occupied in conjunction with the adjoining premises and as such will require reassessment for rating purposes. The rateable value will be under £12,000 and therefore tenants may be eligible for small business rate relief, subject to their own individual status.

## LEASE TERMS

The premises are available To Let on a new lease for a term of years to be negotiated at an initial guide rent of £8,000 per annum exc.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

**ENERGY PERFORMANCE RATING: D**

## VAT

The above amounts have been quoted exclusive of VAT and the incidence thereof has not been taken into account.

## FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown [Lawrence@scotts-property.co.uk](mailto:Lawrence@scotts-property.co.uk) 07710 312712

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**Offices:** Hull 66 - 68 Humber Street, HU1 1TU    **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL    **Grimsby** 12 Town Hall Street, DN31 1HN    **CS.7208**

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