Unit 14-15 Hillcrest Park, Caistor, Market Rasen, LN7 6TG

TO LET

Flexible unit within a newly constructed prominent business park

Accommodation extending to 101.9 sq m (1,097 sq ft)

4 allocated parking spaces

Secure site with CCTV and electric gates

Guide Rent £12,000 p.a

Scotts 01472 267000







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LOCATION

Caistor is a popular and affluent market town located within the Lincolnshire Wolds between Grimsby and Lincoln with access provided predominantly by the A46. Hillcrest Park is a newly established business park, located at the highest point in Caistor, known locally as Caistor Top and positioned on the eastern side of the town adjacent to the Caistor bypass.

DESCRIPTION

The premises form part of a commercial terrace providing clear span accommodation with intrical ancillary facilities and have the benefit of 2 large roller shutter doors with separate pedestrian access. An integral Upvc shop front has been provided in one of the openings and an additional shop front can be provided if required, at the occupiers cost. The premises have 4 allocated parking spaces, located directly in front of the unit, with additional short stay spaces located on site.

The premises also have the benefit of underfloor heating, laminated flooring, air conditioning units and an air source heat pump.

The premises are ready for immediate occupation.

ACCOMMODATION

Gross internal area 101.9 sq m (1,097 sq ft)

LEASE TERMS

The premises are offered 'To Let' for a term of 3 years on effective full repairing insuring basis using a standardised agreement. The tenant is required to pay a deposit of £1,000 and a service charge will be implemented to cover external repairs, maintenance of the communal areas, site management and other administrative charges.

RATEABLE VALUE

The premises currently assessed together with the adjoining unit and will therefore require reassessment for rating purposes. The ingoing tenant will be responsible for the payment of business rates at the property. Occupiers may be eligible for small business rates relief but should make contact with West Lindsey District Council for confirmation.

LEGAL COSTS

A standard lease has been prepared to minimise legal costs and ease the process of occupation. If significant charges are proposed to this agreement then the tenant will be responsible for all reasonable legal fees and stamp duty land tax. If not, then each party will be responsible for their own legal fees.

ENERGY PERFORMANCE RATING: The premises have a current energy efficiency rating of 'B' (35)

FURTHER INFORMATION AND TO VIEW

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