

Unit 1, Hillcrest Business Park,  
Caistor, LN7 6TG

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# TO LET

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Modern business unit on  
high profile business park

Approximately 45.9 sq m (494 sq ft)  
overall

Suitable for a variety of uses  
including office, retail and storage

Extensive car parking and service  
yard facilities

Prominent and popular location  
adjacent to the A46

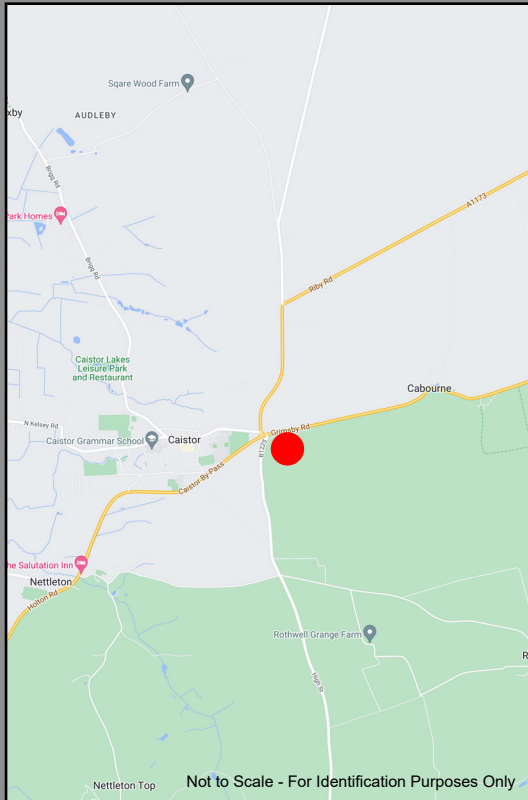
**Guide Rent £5,460 p.a.**

**Scotts**  
01472 267000



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## LOCATION

Caistor is a popular and affluent market town situated within the Lincolnshire Wolds, between Grimsby and Lincoln, with access provided predominantly via the A46. Hillcrest Park is a well-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

Hillcrest Park is well positioned and benefits from high levels of prominence and passing traffic affording easy accessibility. The premises form part of a commercial terrace immediately adjacent to the entrance into the business park, providing clear span accommodation with integral ancillary facilities and has the benefit of a large roller shutter with separate pedestrian access and the option of a fully glazed shop front.

The unit has 2 allocated parking spaces located directly in front of the premises with additional short stay spaces located on site. The premises are ideally suitable for retail, office, light industrial and storage uses.

## ACCOMMODATION

In more detail the accommodation comprises;

45.9 sq m (494 sq ft)

## DISPOSAL/LEASE TERMS

The premises are offered To Let for a 3-year term at a rent of £5,460 per annum (£105 per week). VAT is charged on the rent and service charge (levied to cover the cost of maintenance of the common parts).

## RATEABLE VALUE

The premises are listed in the Rating List as “Workshop and Premises” with a Rateable Value of £4,850 (2026 Rating List). Any new occupier may be eligible for Small Business Rates Relief and should contact West Lindsey District Council for confirmation.

## LEGAL COSTS

The premises are available to let by way of a standard with no anticipation of any legal costs. If substantial alternations are made to this document the ingoing tenants will be responsible for all reasonable legal costs incurred.

## ENERGY PERFORMANCE RATING: D

## FURTHER INFORMATION AND TO VIEW

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