

2 Market Place, Caistor,
Market Rasen, LN7 6TJ

TO LET

Refurbished town centre
retail unit

Prime Market Place frontage

76.5 sq m (823 sq ft)

Suitable for Use Class E

Available for immediate
occupation

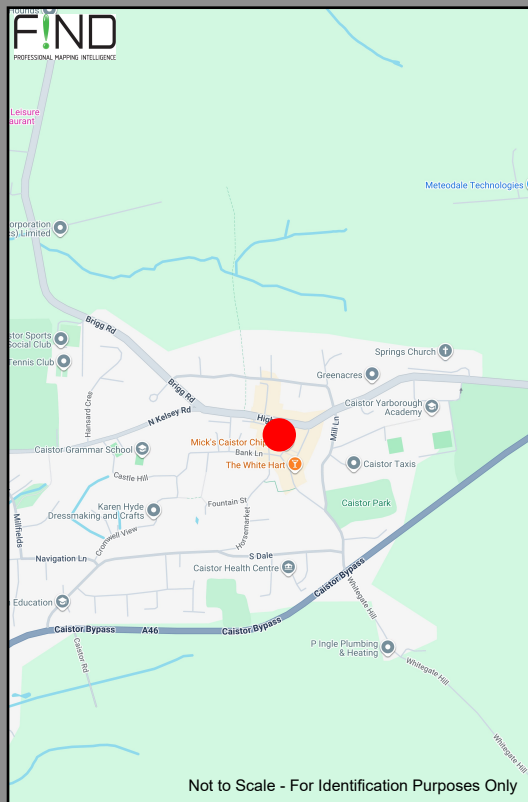
Rent: Available on application

Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION

Caistor is an attractive and prosperous market town benefiting from strong road links to Grimsby, Lincoln and Scunthorpe. The town serves a wide rural catchment and is home to the well-regarded Caistor Grammar School, supporting a healthy and established local economy. The property occupies a prominent position overlooking the Market Place, at the heart of the town centre retailing area.

DESCRIPTION

The property comprises a newly refurbished ground floor retail unit forming part of a wider mixed-use redevelopment scheme. The surrounding development incorporates retail, community and residential accommodation, creating an attractive and vibrant trading environment. The unit is presented ready for tenant fit-out and would suit a range of occupiers within Use Class E.

ACCOMMODATION

The premises extend to approximately 76.5 sq m (823 sq ft).

LEASE TERMS

The property is available to let on a term of years to be agreed, subject to periodic rent reviews. The lease will be on an effective full repairing and insuring basis. A service charge will be payable to cover the maintenance and upkeep of common parts.

RENT

Details available on application.

RATEABLE VALUE

The premises will require reassessment for rating purposes. The tenant will be responsible for the payment of all business rates. The property may qualify for Small Business Rates Relief; interested parties are advised to make their own enquiries with the local authority.

ENERGY PERFORMANCE RATING: To be confirmed

LEGAL COSTS

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

VAT

The rent will be subject to VAT, together with any other chargeable supplies at the property.

FURTHER INFORMATION AND TO VIEW

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.0000**

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