

Suite 5 ,The Settlement,
Market Place, Caistor, LN7 6TU

TO LET

Well located studio offices

Landmark building

Set in the heart of popular
market town

Floor area 24.0 sq m
(258 sq ft)

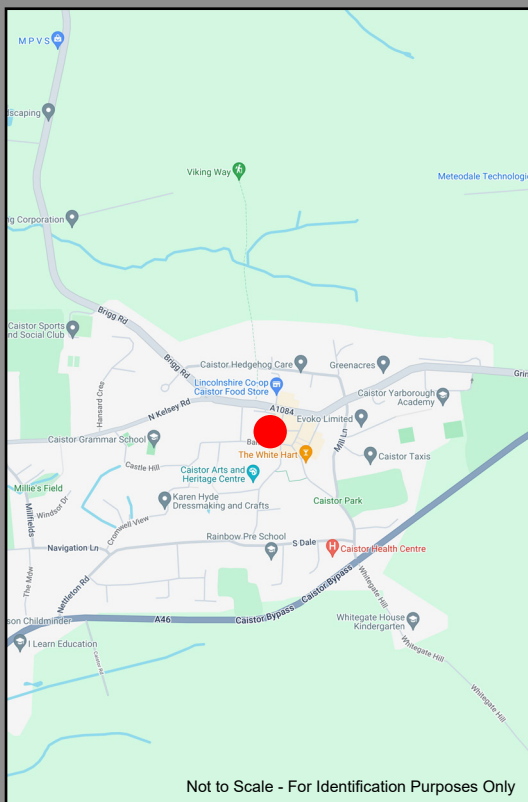
Guide Rent £100 per week
premises available on an
all inclusive basis

Scotts
01472 267000



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LOCATION

Caistor is a popular market town accessed easily from the A46 and providing good links to Grimsby and Lincoln. The town acts as a focal point for the surrounding rural area and significant investment has been made into the central area.

DESCRIPTION

The premises comprise studio/office premises within 'The Settlement' overlooking Market Place, a building substantially refurbished a few years ago after falling into disrepair for many years.

The premises provide a hub for a variety of different business including a fashion chain, architectural practice and sandwich shop. Heating, lighting and use of communal facilities is inclusive.

ACCOMMODATION

In more detail the accommodation comprises:

Studio/Office 24.0 sq m 258 sq ft

DISPOSAL/LEASE TERMS

The premises are available for a term of years to be agreed but are likely to be for a minimum period of 3 years at a rent of £100 per week.

BUSINESS RATES

The premises are currently entered in the rating list as second floor office with a rateable value of £2,800. It is believed that this includes Suite 6 and therefore if these offices are occupied singly, it is likely to require reassessment for rating purposes.

LEGAL COSTS

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

VAT

The above amounts have been quoted exclusive of VAT however the property is elective of VAT and as such VAT will be charge on the rent and other charges which applies.

ENERGY PERFORMANCE RATING: TBC

FURTHER INFORMATION AND TO VIEW

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