

# Hillcrest Park, Caistor Top / A46, Caistor, Market Rasen, LN7 6TG



Hillcrest Park



**Scotts**  
01472 267000

Flexible units within a newly constructed prominent business park

Accommodation ranging from 46.0 sq m (495 sq ft) to 71.8 sq m (773 sq ft)

Two allocated parking spaces. Secure site with CCTV and electric gates

Potential to create larger units (subject to availability)

**Guide Rent from £95 per week (£4,940 per annum)**

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## LOCATION/DESCRIPTION

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 developed business park, located at the highest point within Caistor, known locally as Caistor Top, positioned on the eastern side of the town, adjacent to the Caistor Bypass. As a result, Hillcrest Park is well positioned to benefit from high levels of both prominence and passing traffic, as well as easy accessibility.

Each of the premises form part of a commercial terrace, providing clear-span accommodation with integral ancillary facilities and have the benefit of a large roller shutter door with separate pedestrian access. Each unit additionally has two allocated parking spaces, located directly in-front of the unit, with additional short-stay spaces located on-site. The premises are provided in a shell-specification, enabling the occupier to commence fit-out with immediate effect with a standard signage frame above the entrance. An integral uPVC shop front can be provided at an additional cost to the occupier if required, but payment for this can be recovered over the term of the lease.

When obtaining planning permission for the development, the Landlord has secured a variety of permitted uses at the premises, including retail, café/restaurant, offices, light industrial and warehousing. The level of rent charged at each unit will depend on this use, as well as the size of the property occupied.

## ACCOMMODATION

Unit 1	46.5 sq m	(500 sq ft)
Unit 2	46.5 sq m	(500 sq ft)
Unit 3	46.5 sq m	(500 sq ft)
Unit 4	46.5 sq m	(500 sq ft)
Unit 5	46.0 sq m	(495 sq ft)
Unit 6	46.0 sq m	(495 sq ft)
Unit 7	46.0 sq m	(495 sq ft)
Unit 8	46.0 sq m	(495 sq ft)
Unit 9	46.0 sq m	(495 sq ft)
Unit 10	51.8 sq m	(557 sq ft)
Unit 11	51.8 sq m	(557 sq ft)
Unit 12	51.0 sq m	(548 sq ft)
Unit 13	51.0 sq m	(548 sq ft)
Unit 14	71.8 sq m	(773 sq ft)
Unit 15	71.8 sq m	(773 sq ft)
Unit 16	51.0 sq m	(548 sq ft)
Unit 17	51.0 sq m	(548 sq ft)

## LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on an effective full repairing and insuring basis using a standardised agreement.

The tenant will be required to pay a deposit of £500 per unit and a service charge will be in place, covering external repairs, maintenance of the communal areas, site management and other administrative charges.

## RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. Each premises will have an individual listing for Business Rates and the new occupier 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 is responsible for their own legal fees.

**ENERGY PERFORMANCE RATING** To be confirmed

## FURTHER INFORMATION AND TO VIEW

Contact Andrew Parker [andrew@scotts-property.co.uk](mailto:andrew@scotts-property.co.uk) 07525 813963 or Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712

Offices: Hull 94 Alfred Gelder Street, HU1 2AN    Scunthorpe Sovereign House, Arkwright Way, DN16 1AL    Grimsby 12 Town Hall Street, DN31 1HN    **CS.6621**

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## Site Plan



NOT TO SCALE - For Identification Purposes Only

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