Tattershall Road Industrial Estate,
Woodhall Spa, Lincolnshire, LN10 6TW

#6899/2022G

BANKS LONG&Co

Tattershall Road Industrial Estate

Woodhall Spa, Lincolnshire, LN10 6TW

Agreement	Detail	Rent	Size	Location	Property ID
To Let	Industrial	£6,000 - £12,000 pax	70 sq m - 140 sq m (753 sq ft - 1,506 sq ft)	Woodhall Spa LN10	#6899/2022G

For Viewing & All Other Enquiries Please Contact:

HARRY COLLINS
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Surveyor
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01522 544515

Property

The properties comprise two terraced units constructed with brick elevations under a pitched tiled roof. Internally the properties provide open plan workshop/storage accommodation with ancillary WC/ staff facilities and benefit from manually operated up and over rolling doors together with personnel doors.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m^2	ft^2
Unit 1A	70	753
Unit 1B	70	753
Total GIA	140	1,506

Services

We understand that mains water, electricity and gas supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We are advised by the Local Planning Authority that the property has consent for uses falling within Class B2 (Light Industrial) and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Alternative uses may be appropriate subject to receipt of necessary Planning Consent.

Rates

Charging Authority: East Lindsey District Council
Description: Light Industrial
Rateable value: £3,850 per unit
UBR: 0.512
Period: 2022-2023

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The units are available **To Let** on an effective Full Repairing and Insuring lease for a term to be agreed.

Rent

£6,000 per annum exclusive per unit.

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

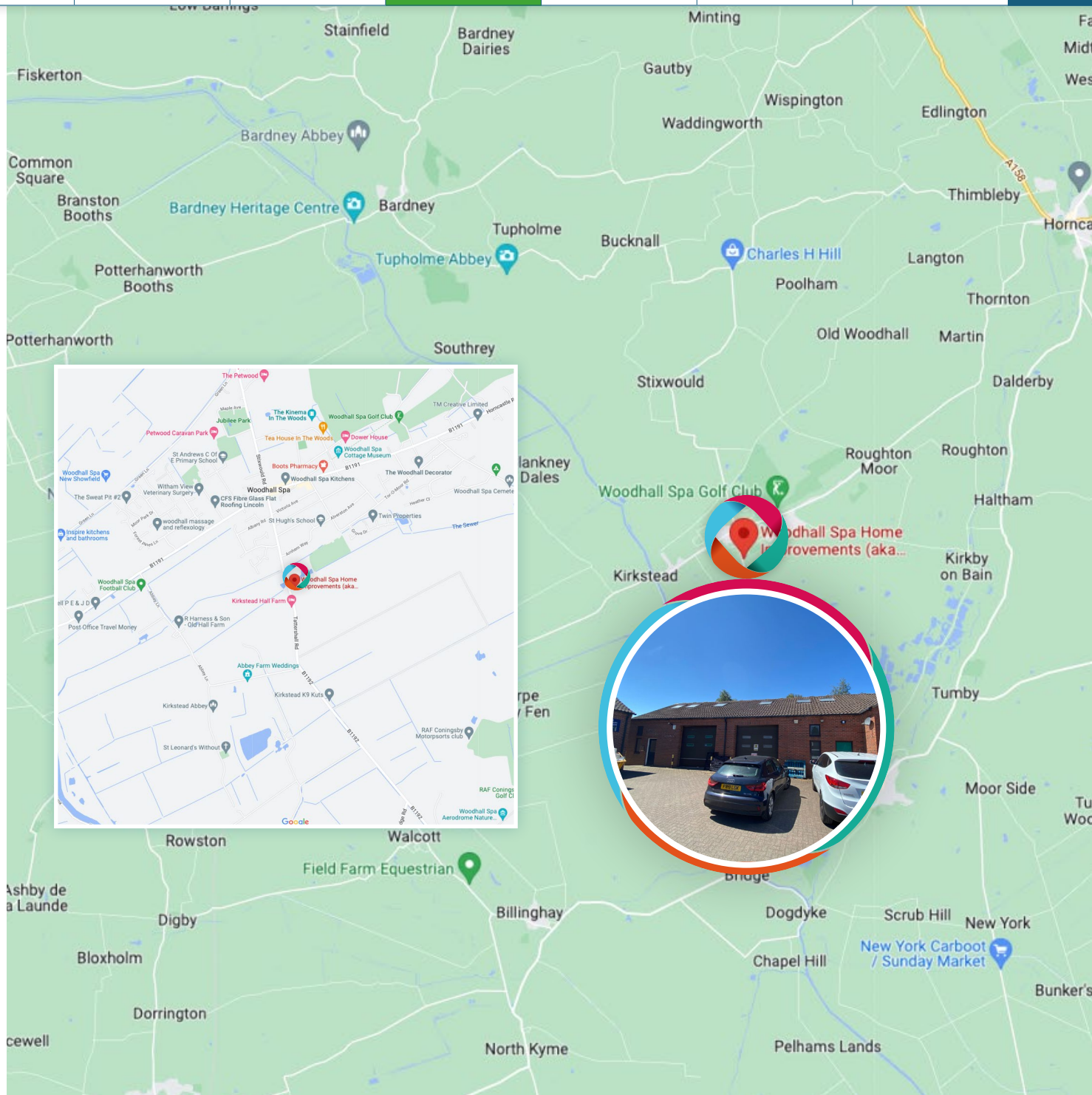
VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

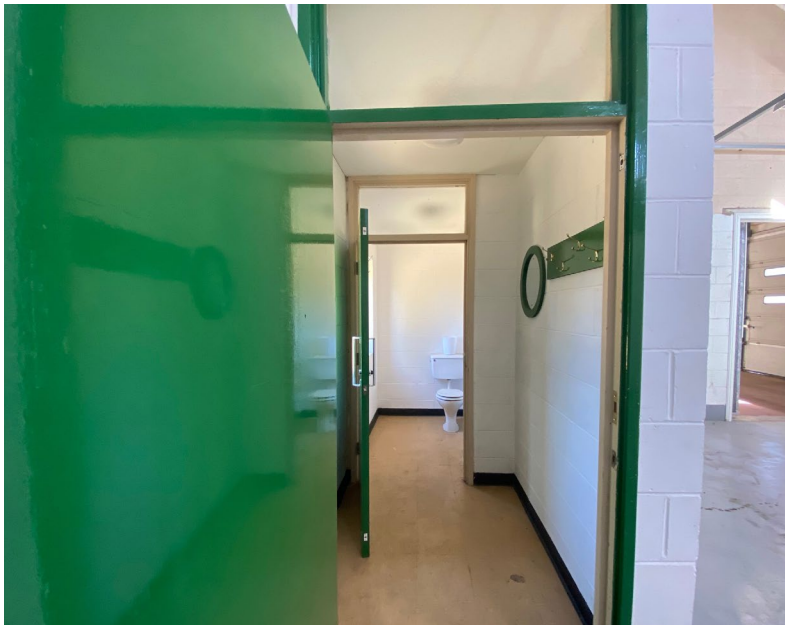
The estate is situated off the B1192 Tattershall Road entering Woodhall Spa from the south. Woodhall Spa itself has a resident population of 4,298 (2011 Census) and is located approximately 15 miles east of Lincoln and 30 miles south west of Scunthorpe. It is a popular leisure resort and is the home of a number of Championship golf courses and the British Golfing Association.



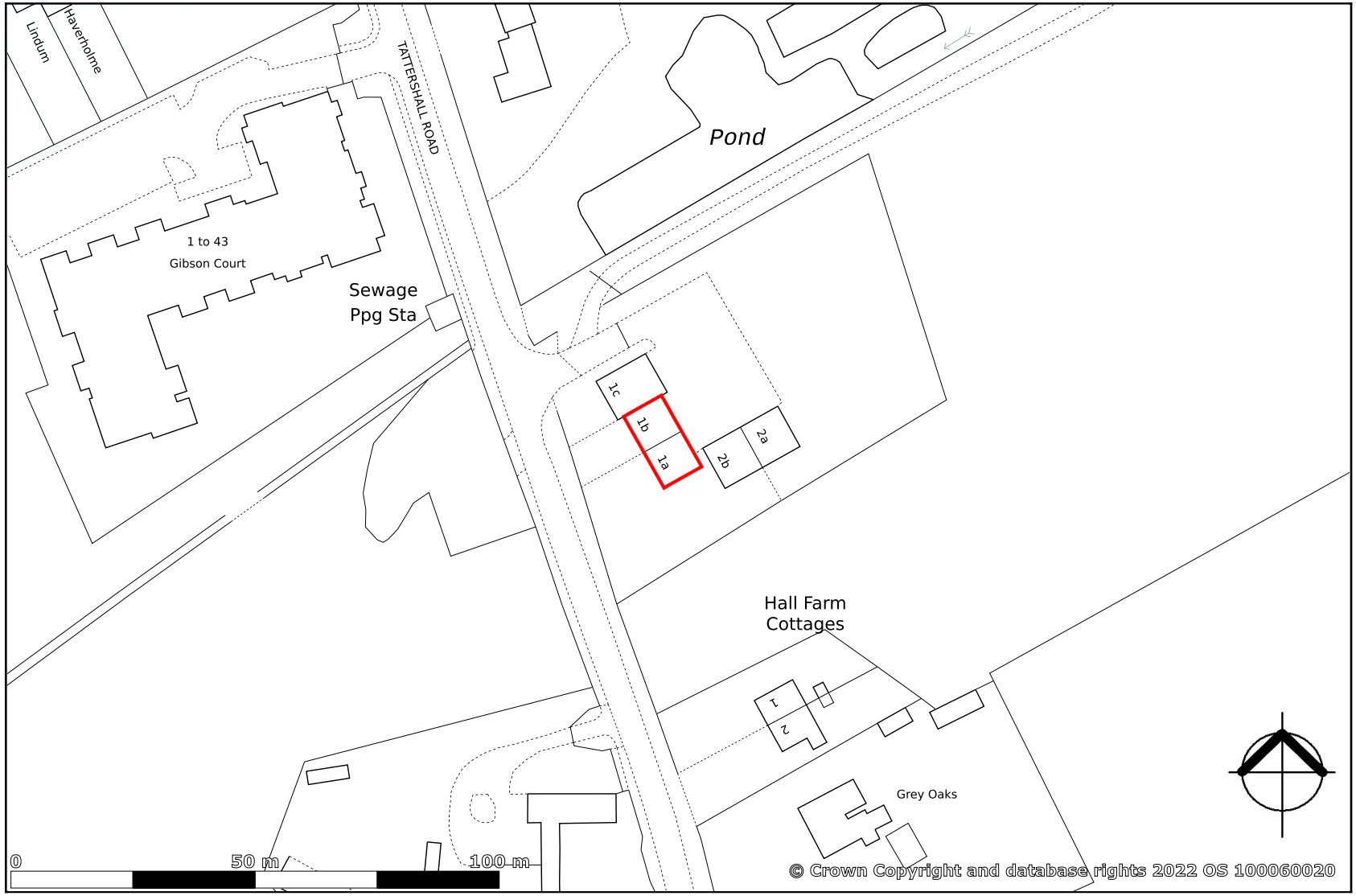
Gibson Court - Retirement Living...
Tattershall Rd
Woodhall car spa
Kirkstead Hall Farm
Tattershall Rd
B1192

Cushion & Curtain Centre
1875

FIRE EXIT
Push bar to open



Unit 1a & 1b, Tattershall Road, Woodhall Spa, LN10 6TW



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Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

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