

Unit 19 Moorlands Trading Estate, Moor Lane, Metheringham Lincolnshire LN4 3HX



# **UNIT 19 MOORLANDS TRADING ESTATE**

MOOR LANE, METHERINGHAM, LINCOLNSHIRE, LN4 3HX



For Viewing & All Other Enquiries Please Contact:



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## **Property**

The property is an end-terrace industrial unit located on the popular Moorlands Trading Estate.

It comprises a kitchenette, office and WC leading to the workshop.

## 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 <sup>2</sup>	ft <sup>2</sup>
Total GIA	92.9	1,000

# **Energy Performance Certificate**

Rating: TBC

## **Services**

We understand that mains water, electricity and drainage 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 understand that the property has consent for uses falling within Class E(g) (Commercial, Business & Services Uses) of the Town & Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

#### Rates

Charging Authority:
Description:

Rateable value:
UBR:

Period:

North Kesteven District Council
Workshop and Premises

£4,300

0.546

2024-2025

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 property is available **To Let**.

#### Rent

€7,000 per annum exclusive

### **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.

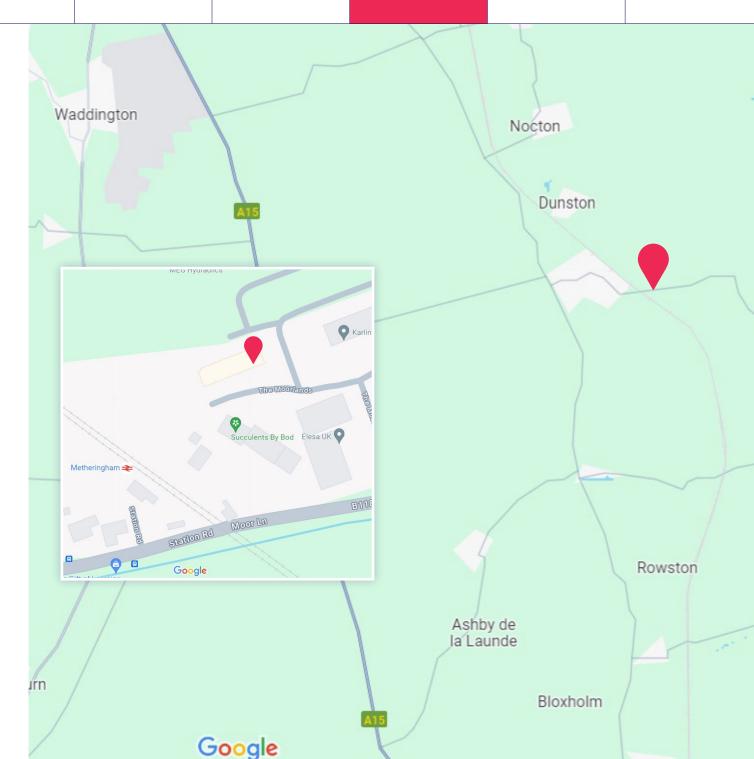
# Location

The property is located on the popular Moorlands Trading Estate, which is adjacent to Metheringham Train Station.

Metheringham is a busy village 9 miles south of Lincoln and 10 miles north of Sleaford. It has a cafe, schools, convenience shops and a post office.

Lincoln is the shopping and adminstrative centre for the county of Lincolnshire. The city is ranked fourth in the East Midlands Experian City Centre rankings behind Nottingham, Derby and Leicester and attracts over 3 million tourists per year predominantly visiting the Cathedral, which is recognised as one of the finest examples of Gothic architecture in Europe.

The city has a population of circa 543,367 and an established total catchment spend of £984.40 million. It is also a growing University City, with close to 15,000 students and academic staff based at the city's main campus, contributing an estimated £250 million to the local economy.



**OVERVIEW** 

**DESCRIPTION** 

LOCATION

IMAGES

PLANS

