



**Unit 8 St John's Craft Units, Caistor Drive, Bracebridge Heath
LN4 2TA**

#M9994/WN/2024G

Eddisons

| Incorporating
Banks Long & Co

UNIT 8 ST JOHN'S CRAFT UNITS

CAISTOR DRIVE, BRACEBRIDGE HEATH, LN4 2TA



Agreement

To Let



Detail

Craft Unit



Rent

£5,150 pax



Size

59 sq m (635.07 sq ft)



Location

Bracebridge Heath, LN4 2TA



Property ID

#M9994/WN/2024G

For Viewing & All Other Enquiries Please Contact:



WILLIAM NUTTALL

MSc

Surveyor

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Property

The property comprises a first floor unit within this renovated two storey building which provides 8 craft workshops. The building is constructed with stone elevations under a pitched tile roof and forms part of the former St John's Hospital site.

The property has painted walls internally, boarded/painted concrete floor, overhead fluorescent lighting, steel frame windows with part secondary glazing, sink unit and drainer with electric hot water heater, together with air con for heating/cooling.

There are communal WCs at ground floor level.

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
Total NIA	59	635.07

Energy Performance Certificate

Rating: C71

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 (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

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

Rates

Charging Authority: North Kesteven District Council
Description: Office and Premises
Rateable value: £3,350
UBR: 0.546
Period: 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** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£5,150 per annum exclusive

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

The lessee is responsible for the cost of documenting the letting of £210 + VAT.

Location

The site is located at the top of Cross O' Cliff Hill in the village of Bracebridge Heath, which lies around 3.5 miles to the south of Lincoln City Centre.

The village amenities within Bracebridge Heath are located a short walk to the south. These include 3 village pubs, 2 convenience stores operated by Tesco and the Lincolnshire Co-op, a pharmacy, post office, various takeaways, a doctors' surgery and primary school/children's day nursery.

The eastern relief road extension, which was completed just over 2 years ago, provides access to all parts of the City Centre and, further south, to the A46 dual carriageway to Newark and the A1, lying around 18 miles to the south west.

Lincoln is the administrative and shopping centre for the county of Lincolnshire, with a catchment population of over 545,000 within a 20km radius.

The city is a well-regarded tourist destination, attracting over 4 million a year, predominantly visiting to view Lincoln Cathedral, which is recognised as one of the finest examples of Gothic architecture in Europe.

The city enjoys good road links to the A1 at Newark, the M180 at Scunthorpe via the A15 and is on the East Coast Mainline with regular services to London King's Cross, taking around 1.5 hours.

Lincoln is located around 40 miles to the north east of Nottingham, 40 miles south of Hull and 40 miles north of Peterborough.





