UNIT 3F BOLINGBROKE ROAD
LOUTH, LN11 0WA

ALL ENQUIRIES

- Modern Mid-Terraced Industrial Unit
- Located on the Popular Fairfield Industrial Estate
- Suitable for a variety of uses, subject to appropriate consents
- Frontage parking
- Fully alarmed
- Available for sale with vacant possession or to let on a new lease from 1st July
- EPC Rating - E

PRICE: £120,000 with vacant possession
RENT: £750 Per Calendar Month

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LOCATION
Louth is a market town of approximately 17,000 people, famous for its thrice weekly market and cattle market. The town centre provides essential services for a large rural area and secondary schools, banks and shopping facilities. The town is famous for its sole proprietor independent retailers, including butchers, bakers and specialist clothing shops etc. In addition, the town accommodates the main High Street banks and national retailers including Boots the Chemist, WH Smith, Millets etc. There are 3 supermarkets in the town, being a Co-operative, Morrisons and Aldi.

This mid-terraced unit is situated on the popular Fairfield Industrial Estate which forms the centre of the business community, immediately to the north of the town. The property has easy access to the A16 trunk road, linking Louth to Grimsby, approx. 17 miles to the north. Access to the A180 and the Humber port is easily gained.

GROUND FLOOR

ENTRANCE HALL
With alarm panel and uPVC double glazed entrance door.

RECEPTION
3.2m x 2.97m
With uPVC double glazed windows.

WC
With disabled facilities, WC and extractor fan.

STOCK/STORE ROOM
2.96m x 3.37m

KITCHEN
2.46m x 2.26m
With sink unit and cupboard space.

STOCK/STORE ROOM
2.96m x 2.25m

FIRST FLOOR

LANDING/WAITING ROOM
4.18m x 2.69m
With uPVC double glazed windows.

OFFICE/WORKSHOP
7.18m x 4.22m
With uPVC double glazed windows.

OUTSIDE
Parking for 3 vehicles to the frontage.

SERVICES
Mains electricity, water and drainage services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

RATEABLE VALUE
Enquiry of the VOA website indicates:-
Description - Workshop and premises
Rateable Value - £6,300
Rating Authority - East Lindsey District Council.

LEASE/SALE
The property is available for sale with vacant possession at an asking price of £120,000. Alternatively, the property is available to let on a new FRI lease on terms to be agreed at a rent of £750 per calendar month.

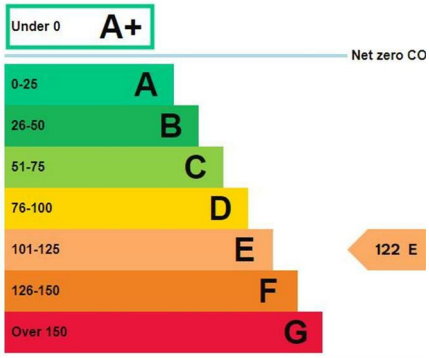
LEGAL COSTS
The ingoing tenant will be responsible for the landlord's reasonable legal costs in relation to the property. Each party will be responsible for their own legal fees in relation to selling the property

REFERENCES
The usual bank, landlord and two trade references will be required.

VAT
Please note the rent may be subject to VAT.

VIEWING
Strictly by appointment with the sole agents, TES Property.

ENERGY PERFORMANCE RATING



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