

# UNIT 9C BEECHINGS WAY ALFORD LINCOLNSHIRE LN13 9JE



## TO LET

- Modern industrial unit 496 ft<sup>2</sup>
- Generous parking
- 3.6m eaves
- New lease
- EPC Rating - D

**RENT: £2,600 p.a. plus maintenance rent and VAT**

TURNER  
EVANS  
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Estate Agents  
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21 St Mary's Gate DN31 1JE  
T 01472 362020 F 362040

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T 01522 511665 F 511830

LOUTH  
6 Cornmarket LN11 9PY  
T 01507 601633 F 603917  
also  
1 Queen Street LN11 9AU  
T 01507 602264 F 600036

MABLETHORPE  
16b Victoria Road LN12 2AQ  
T 01507 473476 F 479852

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32 Roman Bank PE25 2SL  
T 01754 766061 F 610382

SPILSBY  
34 High Street PE23 5JH  
T 01790 752151 F 754537

SUTTON ON SEA  
2 Evergreen Walk  
High Street LN12 2SW  
T 01507 441166 F 443481

WOODHALL SPA  
10 The Broadway LN10 6ST  
T 01526 354111 F 354222

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**INTRODUCTION** Alford is a small Lincolnshire market town with a population of around 3,500 persons with a range of mainly local facilities and a small supermarket. It sits at the edge of the Lincolnshire Wolds on the A1104 link from the A16 trunk road to Mablethorpe, approximately 8 miles to the north-east of the town. The major tourist resort of Skegness is approximately 15 miles south-east of the town. The town is well known in the area for its excellent primary and secondary schools, its windmill, and Alford Manor House. The Beechings Way industrial estate is to the south-west of the town, which has a good range of businesses and a range of light industrial and engineering uses.

**ACCOMMODATION** The property is situated in a fenced courtyard development.

**INDUSTRIAL UNIT** 5.34m x 8.64m, 46.11 m<sup>2</sup>/496 ft<sup>2</sup>, 3.6m eaves height, roller shutter door, fluorescent lighting, gas blower.

**DISABLED WC**

**RATEABLE VALUE** Enquiry of the Valuation Office Agency web-site indicates the rateable value for 9c Beechings Way, Alford, Lincolnshire, LN13 9JE:

Description: Workshop & Premises

Rateable Value: £2,750

**LEASE** The property is being offered to let on flexible terms being negotiated. In addition to the rent quoted, there is to be a maintenance rent currently of £400 p.a.

**VAT** VAT is chargeable in addition to the rents quoted.

**VIEWING** Strictly by appointment with the agents in Louth on 01507 602264.

## INFORMATION & SERVICES

<b>MEASUREMENTS</b>		Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.
<b>THINKING SELLING?</b>	<b>OF</b>	If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.
<b>MORTGAGES FINANCE</b>	<b>&amp;</b>	If you require independent mortgage advice, please contact our independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.
<b>SURVEYS</b>		We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.
<b>MANAGEMENT LETTING</b>	<b>&amp;</b>	We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.
<b>COMMERCIAL</b>		We deal with all aspects of commercial property from sales and lettings, schedules of condition, dilapidations and rent reviews. Our dedicated commercial team provide a first class service covering the whole county.
<b>ARCHITECTURAL PLANNING</b>		If you are extending for building, we can arrange for a full design and supervision service from an extension to a complete new home build and we provide the architects and surveyors certificates on completion.
<b>INTERNET</b>		All our properties are advertised on our website at <a href="http://www.tes-property.co.uk">www.tes-property.co.uk</a> and <a href="http://www.rightmove.co.uk">www.rightmove.co.uk</a> . We can also be contacted by e-mail, see our website. But for a more personal service, please call in or telephone our sales office.
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