

UNIT 10A BEECHINGS WAY
ALFORD
LINCOLNSHIRE LN13 9JE



TO LET

- Modern industrial unit 2007 ft²
- Generous parking
- 4m eaves
- New lease
- EPC Rating D

RENT: £8,000 p.a. plus maintenance rent

TURNER
EVANS
STEVENS
LIMITED
Estate Agents
Valuers
Auctioneers
Surveyors

GRIMSBY
21 St Mary's Gate DN31 1JE
T 01472 362020 F 362040

LINCOLN
33 Silver Street LN2 1EW
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

SKEGNESS
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

www.tes-property.co.uk

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 including Jacksons, the Royal Mail Sorting Office and a range of light industrial and engineering uses.

ACCOMMODATION

The property is situated in a fenced courtyard development.

INDUSTRIAL UNIT

15.63m x 11.93m, 186.47 m²/2007 ft², 4 m eaves height, roller shutter door, fluorescent lighting, gas blower.

INSET OFFICE

5.88m x 3.79m with stainless steel sink and base unit, flush ceiling lighting.

**GENTS WC &
DISABLED WC**

RATEABLE VALUE

Enquiry of the Valuation Office Agency web-site indicates the rateable value for 10a Beechings Way, Alford, Lincolnshire, LN13 9JE:

Description: Workshop & Premises

Rateable Value: £8,200

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 £1500 p.a.

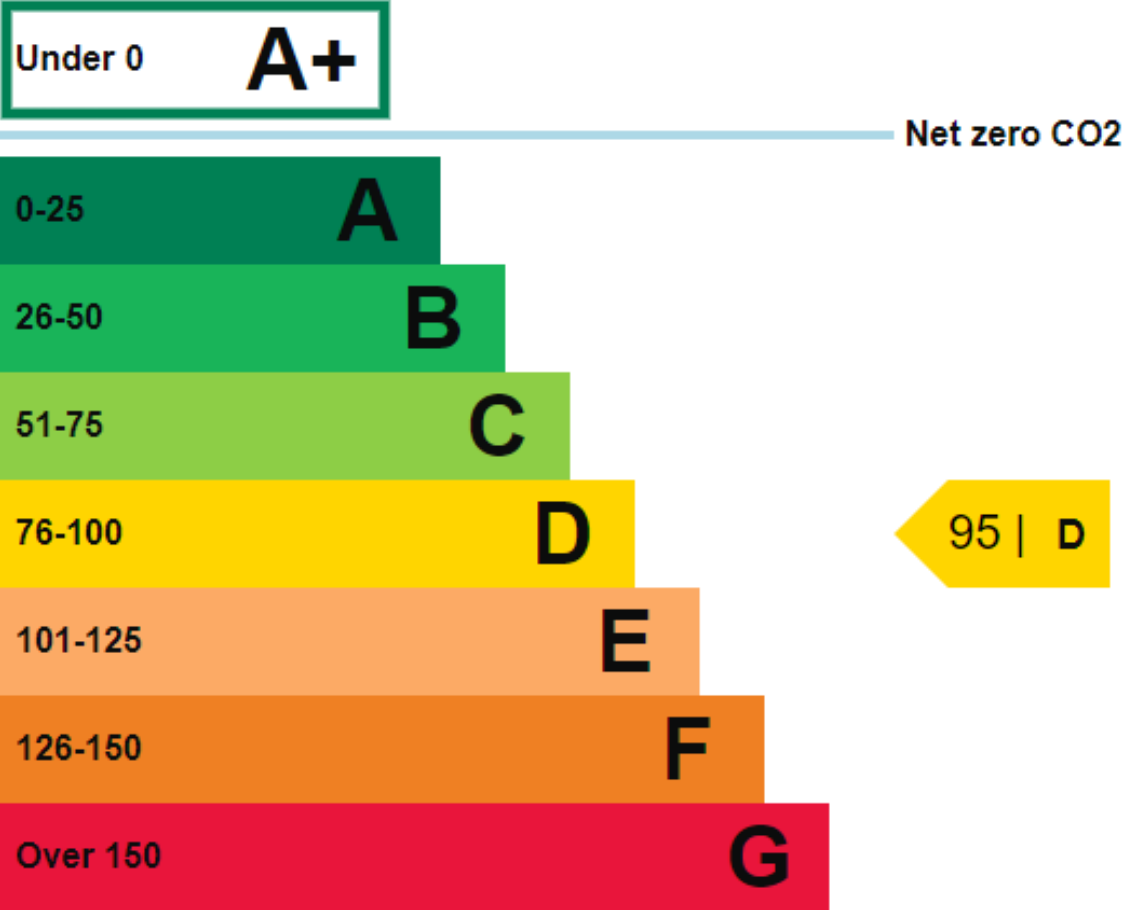
VIEWING

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



Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

INFORMATION & SERVICES

- MEASUREMENTS** Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.
- THINKING OF SELLING?** 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.
- MORTGAGES & FINANCE** 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.
- SURVEYS** 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.
- MANAGEMENT & LETTING** 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.
- COMMERCIAL** 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.
- ARCHITECTURAL PLANNING** 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.
- INTERNET** All our properties are advertised on our website at www.tes-property.co.uk and www.rightmove.co.uk. 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.
- DISCLAIMER** Notice is hereby given that these particulars are set out for the guidance of proposed purchasers and, although due care is taken in their preparation and they are believed to be correct, proposed purchasers must not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. These particulars are issued on the understanding that all negotiations are carried out through the agents Turner Evans Stevens but they do not constitute an offer or contract. Any price quoted in these particulars is subject to contract. No person employed by Turner Evans Stevens Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

