Unit 7, Enterprise Road, Caistor, Lincolnshire, LN7 6PX

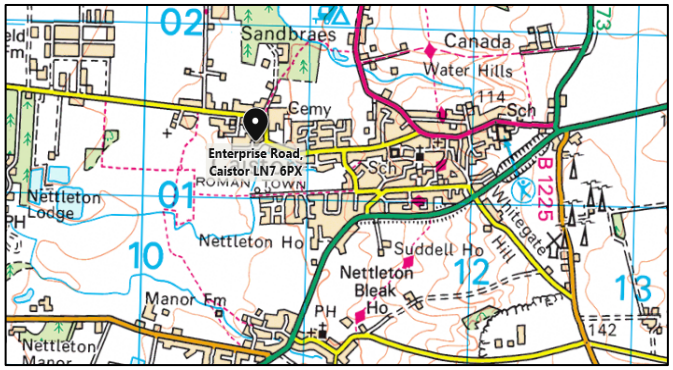
For Sale Detached Industrial Premises of 651.68 sq m (7,011 sq ft) Approx with PP for 308 sqm (3,315 sqft) Approx.

Location

Caistor is an attractive Lincolnshire market town which benefits from a resident population approaching 3,000. The town centre benefits from a varied selection of shops and local amenities, together with educational facilities.

The town is situated on the edge of the Lincolnshire Wolds, just off the A46, between Lincoln, Grimsby and has ease of access to the A1084/A1173 and B1225. Humberside International Airport is approximately 8 miles away, M180 9 miles, Immingham Dock 12 miles, Grimsby 12 miles, Scunthorpe 17 miles and Lincoln 25 miles from the town.

The subject premises are located on Enterprise Road which is essentially a small cul-de-sac forming part of the North Kelsey Road Industrial Estate to the west of Caistor town centre. Unit 7 is situated on the north side of Enterprise Road.



Description

The property is of steel portal frame construction, having insulated cavity brick/blockwork walls to a height of approximately 2.4 metres with insulated profile steel sheet cladding thereafter, including to the pitched roof above which also incorporates certain translucent panels to provide natural light. The property has been sub-divided to provide a good quality food grade workshop/warehouse accommodation together with ancillary office accommodation, WC facilities whilst to the first floor there is further office accommodation.

The property benefits from its own vehicular access to Enterprise Road with a dedicated car parking area and surfacing, together with surrounding landscaping.

Summary

- Detached freehold industrial premises of 651.68 sq m (7,011 sq ft) approx.
- Fully fitted out for food production purposes.
- Popular/well established industrial location.
- Planning consent to construct a further 308 sq ft (3,315 sq ft) approx.

Accommodation

The property provides the following approximate accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Ground Floor		
Production & Ancillaries	524.22	5,640
First Floor		
Office Accommodation	127.46	1,371
Total Accommodation	**651.68**	**7,011**

Terms

The property is available For Sale, subject to the following terms and conditions.

Price

£300,000 plus VAT (if applicable), subject to contract.

Tenure

We are advised that the premises are freehold and will be conveyed with the benefit of vacant possession upon completion.

Business Rates

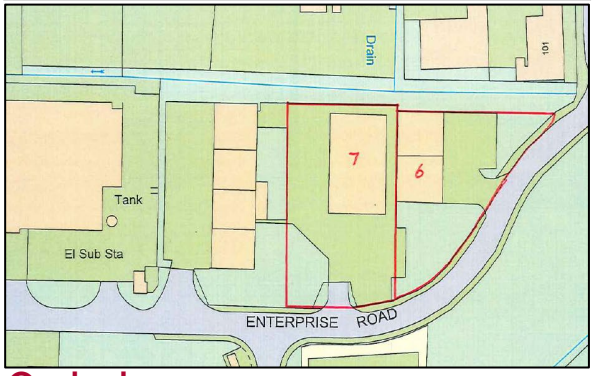
The Occupier will be responsible for the payment of business rates. Our enquiries reveal that the premises currently attracts a 2017 Rating List assessment of £24,250 (Workshop & Premises). Source VOA website (voa.gov.uk).

Interested parties are advised to make their own enquiries to the Valuation Office Agency or Local Authority to verify this figure.

EPC

A copy of the Certificate and Recommendation Report is available on request.

E109



Contacts

Duncan Willey
01724 294946 | 07710 344602
duncan.willey@pph-commercial.co.uk

Sam Fallowfield
01724 294942 | 07340 518003
sam.fallowfield@pph-commercial.co.uk

Date: **July 2022** File Ref: **15460**

PPH COMMERCIAL
Princess House, Arkwright Way
Scunthorpe, North Lincolnshire, DN16 1AD
01724 282278 pph-commercial.co.uk

PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS
PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

RICS Regulated by RICS