

Lund Garth Farm

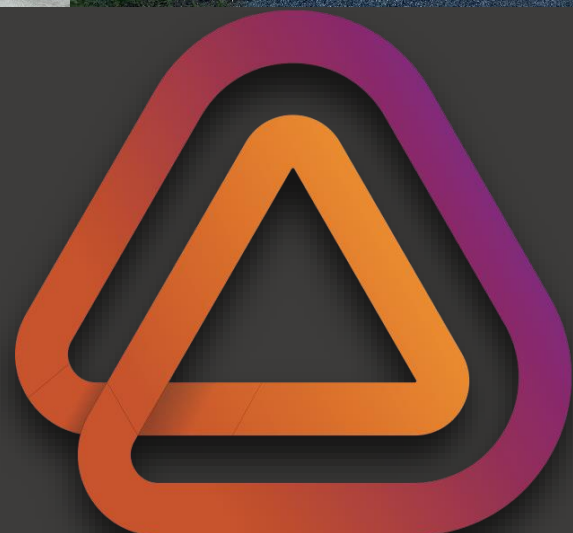
Preston, Hull, East Yorkshire, HU12 8SJ



General Purpose Building/Former Grain Store

TO LET

Expressions of Interest Invited



Lund Garth Farm, Preston, Hull, East Yorkshire

Preston 1 mile | Hedon 2.5 miles | Kingston upon Hull 8 miles | Humber Bridge 13 miles (Distances Approximate)

LOCATION & ACCESS

The building is located at Lund Garth Farm to the north-east of Preston and accessed via 'East End Road' or via a gated track leading from 'Lelley Road'. The what3words reference is: ///clearly.muscular.waking.

THE BUILDING

The main building (outlined and shaded red on the plan below) is constructed from a clear span steel portal frame, enclosed by strengthened steel grain walling with profiled asbestos side and roof cladding. Internally the buildings has a concrete floor with two sets of sliding access doors. Externally the building benefits from a concrete apron.

In addition, there is an open fronted 'Nissan Hut' (outlined and shaded blue on the plan) constructed of concrete block walls with a curved (profiled) roof and a concrete floor which can be included in the letting, if required.



TENURE

The buildings is to be let on a commercial tenancy excluded from the security of tenure detailed in the Landlord and Tenant Act 1954.

SERVICES

The building has access to mains electricity. A water supply can be supplied if required.

MEASUREMENTS

The main building measures approximately 19.00 m x 13.45 m and the Gross External Floor Area (GEFA) amounts to circa 255 m² (2,745 ft²). Please note that the perimeter walls around the building are profiled and the measurements have been taken to the outer section of the steel work.

The Nissan Hut measures approximately 10.50 m x 5.00 m (measured at floor level) with a restricted roof height. The GEFA amounts to approximately 52 m² (560 ft²).

ENERGY PERFORMANCE

The buildings is not heated and does not have conditioned environment internally.

OUTGOINGS & BUSINESS RATES

The building is not currently assessed for Business Rates. Under the terms of the letting, the tenant(s) will be responsible for paying business rates and any other outgoings relating to the building, should they become chargeable.

PLANNING USE CLASS

The building has been used for agriculture to date. Alternative uses will require planning approval. The Landlord is currently exploring changing the use to B8 (Storage or Distribution) and B2 (General Industrial). Interested parties with specific use requirements should discuss their proposals with the letting agent.

VIEWINGS

Viewings are strictly by appointment with the agent.

FURTHER INFORMATION

Please contact:

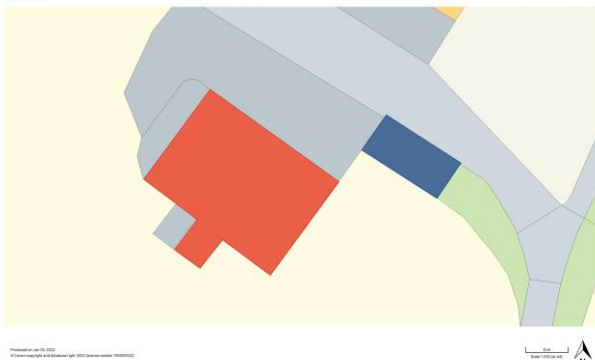
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IMPORTANT NOTICE

The information contained in these particulars is intended to be reliable and accurate. They should however be used for guidance only and complete accuracy cannot be guaranteed. All dimensions, measurements and descriptions provided are approximate and plans are for illustrative purposes only. Interested parties should satisfy themselves as to the information provided including the boundaries and areas. No services have been tested and cannot be guaranteed. These particulars are for guidance only and do not constitute an offer or contract.