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**AGRICULTURAL BUILDING TO LET – MANOR FARM, EAST TORRINGTON, MARKET RASEN,
LN8 5SE**

TO LET: OFFERS IN THE REGION OF £14,000 PER ANNUM + VAT (IF APPLICABLE)

- Single storey agricultural building compartmentalised into three main departments.
- Security CCTV coverage
- Working farmyard location
- Approximate Gross Internal Floor Area of 816m² (8,784.71sqft)

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



LOCATION

The agricultural building is situated at Manor Farm. Manor Farm is an agricultural working farmyard situated in East Torrington, Lincolnshire. The property is accessed via a gated concrete driveway off the public highway. The property is shown outlined in red for identification purposes on the plan included in these Lettings Particulars. East Torrington is a small rural settlement which provides good access to larger settlements via the public highways which provide good access to the north and the south.

The property is situated approximately 13.9 miles northeast of the City of Lincoln and approximately 5.3 miles south of Market Rasen. Both providing a range of extensive amenities and services.

The property has historically been used for agricultural purposes. However, the building may be suitable for alternative uses subject to obtaining approval from the Landlord and ensuring that any necessary consents are in place.

CONSTRUCTION / ACCOMMODATION

The building comprises of a steel portal frame construction, solid brick external walls with asbestos sheet/fibre cement roofing and a concrete floor. The property benefits from skylights in all three compartments and plastic/uPVC rainwater goods. The building can be accessed from three of the four sides via double sliding doors and/or the roller shutter door.

The building has been segregated into three main compartments. Albeit, interested parties may have the option of combining all three compartments into one unit (subject to any necessary consents).

Main building: 46.2m x 8.712m

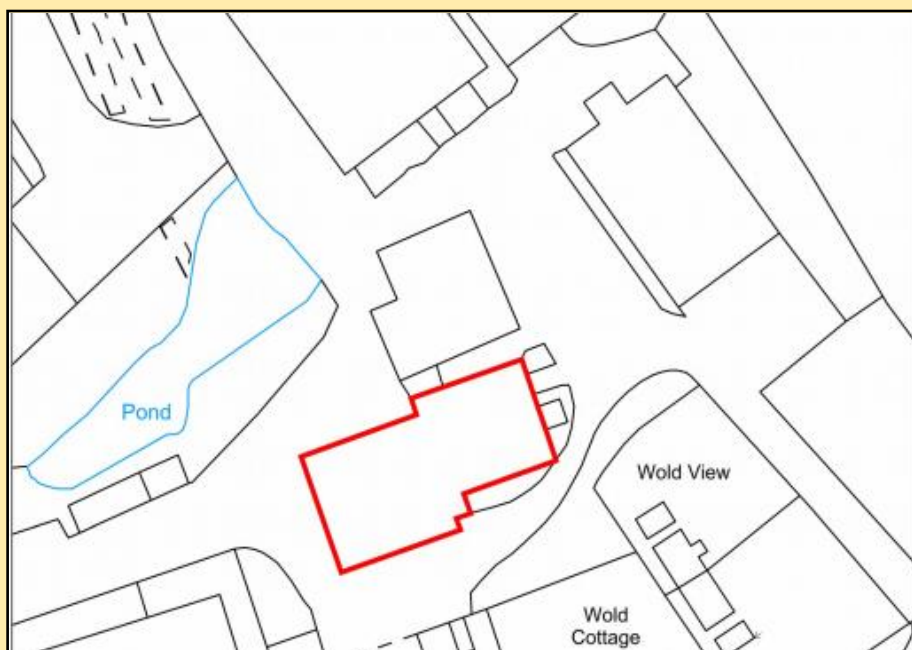
Northern compartment: 46.2m x 6.11m

Southern compartment: 22.53m x 5.83m

Manor Farmyard also benefits from 24-hour CCTV coverage which will be included in the rent per annum for this building.

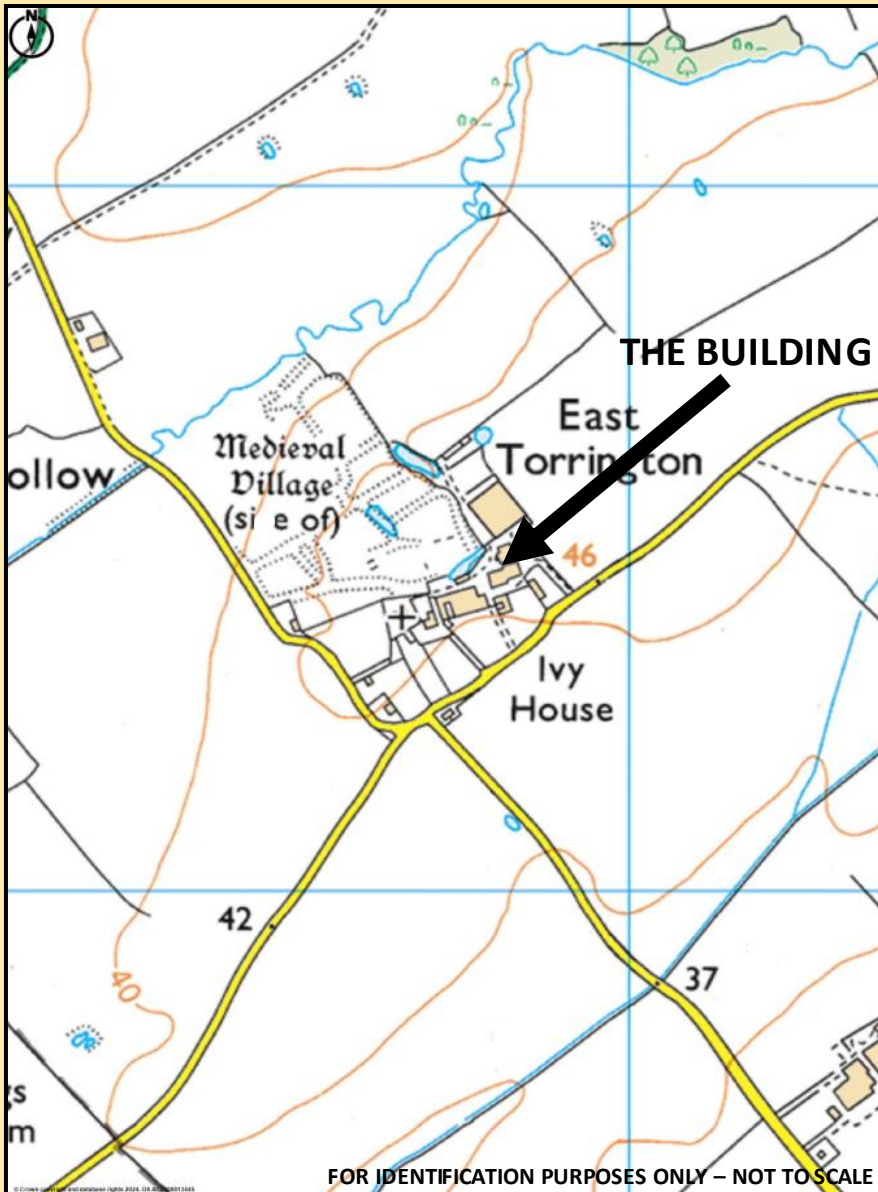
TERM:	The property is available on a new lease with the relevant terms to be negotiated.
RENT:	Offers are invited in the region of £14,000 plus VAT (if applicable) per annum
BUSINESS RATES:	All business rates will be payable by the tenant (if applicable). Interested parties are advised to make their own enquiries direct with local authority as to the precise amount of rates payable.
OUTGOINGS:	All normal outgoings will be payable by the tenant.
BUILDINGS INSURANCE:	The tenant will reimburse to the Landlords the reasonable buildings insurance premium in respect of the property.
MAINTENANCE:	The tenant will be responsible for keeping the whole of the demised premises in good and tenantable repair and decoration throughout the term.
USE:	The use of the property will be subject to the Landlord's prior approval and any additional planning consent required for a change of use application will be at the prospective tenant's own expense.
OTHER:	If the proposed letting is to be for commercial purposes (subject to obtaining the necessary planning consent, Landlord's consent and any other consent), the proposed letting will be by way of a Commercial Landlord and Tenant 1954 Act Lease which is to be contracted out of the Landlord and Tenant Act 1954 Security of Tenure Provisions.
LEGAL FEES:	Each party will be responsible for their individual legal costs (if necessary). The cost of producing the relevant Tenancy Agreement is to be split between both parties.
EPC/MEES:	If a commercial letting is to be agreed (subject to lease, planning and any additional consent) the Landlord will make provisions to obtain an EPC certificate prior to the letting commencing.
COMMENCEMENT:	To be agreed. The property is available with immediate effect (subject to lease)

SITE PLAN





LOCATION PLAN



FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

SERVICES Mains water nearby, single and three phase electricity.

LOCAL AUTHORITIES

East Lindsey District Council
The Hub, Mareham Road, Homcastle,
Lincolnshire, LN9 6PH
CALL: 01507 601111

Anglian Water Customer Services
PO Box 10642, Harlow, Essex, CM20 9HA
CALL: 08457 919155

Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL
CALL: 01522 552222

PARTICULARS CONTENT (Ref: S11489)

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Viewings are to be arranged by prior appointment only. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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