

TO LET



**Warehouse/Storage Unit at Walmsgate –
GIA approx. 480 sq m (5,166 sq ft)**

BELL

LOCATION

The premises is located on the Walmsgate Estate, 6 miles south of the market town of Louth in the Lincolnshire Wolds AONB. The building is within a secure yard with suitable vehicular access off the A16.

GENERAL DESCRIPTION

The building available to let is steel portal frame, with partially brick walls and Yorkshire-boarding. It has a hardcore floor and is partially enclosed and gated.

SERVICES

There are no services to the building. The site is connected to mains water and electric, so these could be available subject to negotiation.

OUTGOINGS

All outgoing will be the responsibility of the occupier.

PLANNING

The site is in the East Lindsey District and interested parties should make their own enquiries with the district council to ensure that the proposed use is acceptable to the local planning authority.

LEASE TERMS

The Unit is available by way of a lease contracted out of the security of tenure provisions of the Landlord and Tenant 1954 Act, with the Tenant maintaining the building to the current condition and the Landlord insuring. The Term length is negotiable.

RENTAL TERMS

£9,600 per annum.

EPC

Not required.

VAT

VAT is chargeable on the rent at the prevailing rate.

LEGAL COSTS

Each party will be responsible for the own legal costs.

VIEWING AND FURTHER INFORMATION

Robert Bell & Company, Horncastle

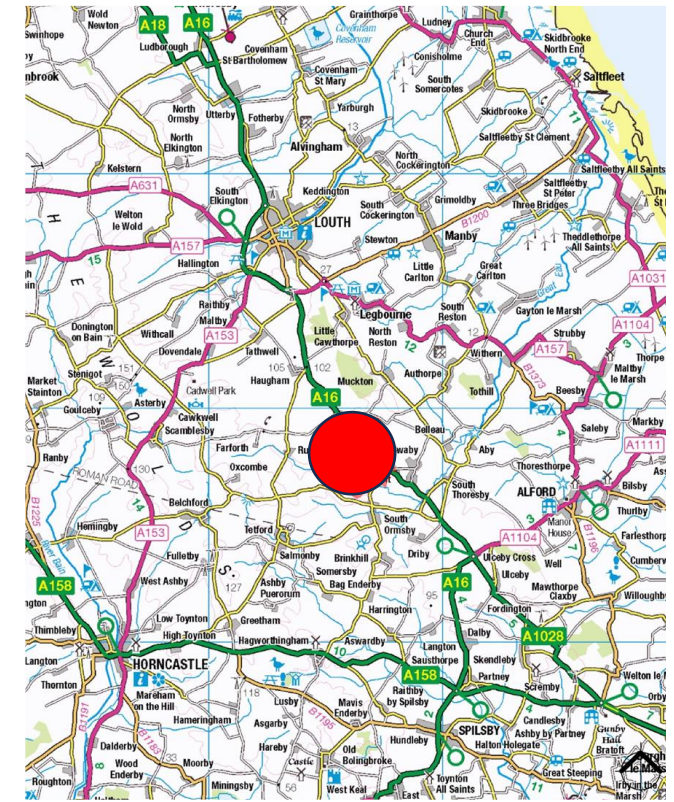
F.A.O. Agricultural Team

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Email: landagency@robert-bell.org

Viewing is by appointment only. Please contact the agent to arrange this. Parties viewing should note they are responsible for their own safety and accordingly view at their own risk.

These particulars were prepared in April 2025.



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