

TO LET



Hard Standing at Walmsgate
Gross Available Area Approx. 900sqm (9,687 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 area is within a secure yard with suitable vehicular access off the A16.

GENERAL DESCRIPTION

Hard standing available for rent for storage purposes. A combination of concreted and hardcore areas amounting to a total available area of approx. 900sqm.

SERVICES

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 area 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 area to the current condition. The Term length is negotiable.

RENTAL TERMS

Negotiable depending on total area to be used.

EPC

Not required.

VAT

VAT is chargeable on the rent at the prevailing rate.

LEGAL COSTS

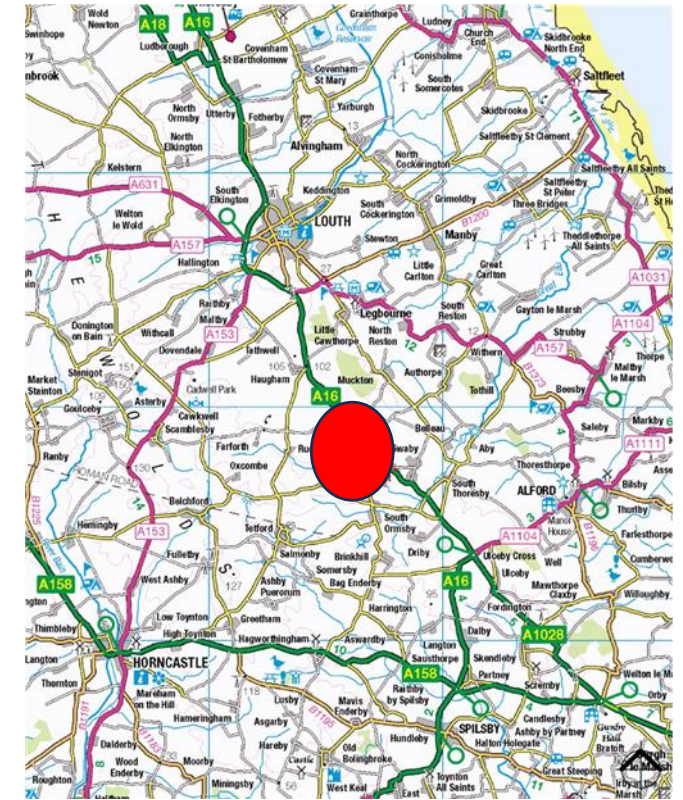
Each party will be responsible for the own legal costs.

VIEWING AND FURTHER INFORMATION

Robert Bell & Company, Horncastle
F.A.O. Agricultural Team
Tel: 01507 522222 option 4
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.



DISCLAIMER

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Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: landagency@robert-bell.org

www.robert-bell.org

