

TO LET

GENERAL PURPOSE BUILDING

GRASBY TOP FARM

GRASBY, BARNETBY, LINCOLNSHIRE, DN38 6AG

(Grimsby - 14 miles, Immingham - 9 miles, Brigg - 7 miles)



PRICE ON APPLICATION



Letting Agents

DDM Agriculture
Eastfield, Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669
Ref: Lucy Adamson

E-mail: lucy.adamson@ddmagriculture.co.uk



General Remarks and Stipulations

Location

The general purpose building is accessed directly from Grasby Wold Lane, to the north east of the village of Grasby within the West Lindsey District of Lincolnshire.

The site is very well connected, access to the A15 and M180 are only 7 miles away, leading to the Humber Bridge and the towns of Barton-upon-Humber, Grimsby and Doncaster.

Description

The site has previously been used for the storage of agricultural produce but would lend itself to general storage and distribution use, subject to obtaining the necessary planning consents.

The Building

The General Purpose Building measures approximately 120ft x 60ft with steel grain walling to 10ft, corrugated fibre cement to eaves, under a corrugated fibre cement roof, over a part concrete and part timber drive on floor. There is a central air duct with metal grain walling and double sliding box profile doors. The building has a three phase electricity connection.

Business Rates

Due to the previous use of the yard and buildings there are no business rates payable. However, depending on the use of the property the tenant may be liable for business rates. There may be an opportunity to claim up to 100% relief from business rates in certain circumstances which may apply to the occupation of this building.

Lease /Licence Terms

To be discussed with the Letting Agents depending on the Tenant(s) intended use of the Property.

Planning

The property has been used for agricultural purposes and any alternative use of the property would be subject to obtaining planning consent for change of use. Planning enquiries in respect of the property should be directed to the Local Authority:

West Lindsey District Council, Guildhall, Marshall's Yard, 13b Beaumont Street, Gainsborough, DN21 2NA. Tel: 01472 676676.

Services

There is three phase electricity connected.

Viewing

Viewing is recommended, but strictly by appointment with Lucy Adamson of the Letting Agents on 07435 550274 or (01652) 653669 and subject to the completion of a Letting Application Form (available upon request).



Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The Viewer(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS or other consents.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

