



## TO LET

- Close Links to Lincoln & Boston
- High Eaves for Storage
- Recently Renovated
- Well Accessed
- Large Door Openings
- WC Facilities in Place

## Lapwater Unit 2

Lapwater Farm Yard, Medlam Bank,  
Revesby PE22 7NG

Guide Rent

Unit 2 - £10,200 Per Annum

A well accessed former agricultural unit now converted to storage/workshop use, extending to 2408ft<sup>2</sup> ready for occupation immediately. |

## DESCRIPTION

A portal frame building, recently renovated to a commercial specification. The unit is accessed via roller shutter doors on the front elevation off of a communal yard area and benefits from welfare provisions.

## LOCATION

The building is set within a yard, located to the East of Coningsby. The site is 2.3 miles from the A16 which offers direct access to the city of Boston and Lincoln, offering links to the wider road network.

## ACCOMMODATION

Lapwater 2 – 223m<sup>2</sup> / 2,408ft<sup>2</sup>

Unit Dimensions - 13.60m length x 16.45m width

Roller Shutter Doorway- 4.02m width x 3.94m height

## SERVICES

The Unit benefits from mains electricity and water connections. The units are connected to a treatment plant for drainage.

## TERMS OF TENANCY

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same.

Ideally the Tenancy term will be for at least 3 years with the opportunity of a Break Clause, if desired.

The Landlord will be responsible for external repairs and the structural insurance, the premium of which will be recoverable from the Tenant. The Tenant will be responsible for internal repairs along with all outgoings including but not limited to water, drainage, electric and business rates.

## DEPOSIT

A deposit of 2 calendar months will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

## BUSINESS RATES

TBC

## SETUP FEE

The tenant will contribute financially towards the preparation of each Tenancy Agreement and a Record of Condition with regards to the tenancy.

## LOCAL AUTHORITY

East Lindsey District Council - 01507 601111

## VIEWING

Strictly by appointment with the Agents: Dyson Farming.



**PLANS AND PARTICULARS** Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

**WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC** The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.