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## **YARD, COLD STORES & OFFICES, YAWLING GATE ROAD, FRISKNEY, BOSTON, PE22 8QF**

**GUIDE £26,500pa**

Agricultural Yard with Cold Stores, Staff Facilities and Office.

762 sqm (8,198 sqft) of Cold Storage

0.63 hectares (1.57 acres) Site

**TO LET**



## AGRICULTURAL YARD, COLD STORES & OFFICES, YAWLING GATE ROAD, FRISKNEY, BOSTON

### DESCRIPTION

With good access to the A52 this site offers a substantial and useful agricultural cold store facility. The letting also includes a small office, staff canteen and WCs, along with outdoor storage and parking areas. The principal buildings are as follows:

Office	19.0 sqm	204 sqft
Canteen	10.5 sqm	113 sqft
Cold Store 1	213.2 sqm	2,294 sqft
Cold Store 2	221.0 sqm	2,378 sqft
Cold Store 3	327.7 sqm	3,526 sqft

### LOCATION

The property is located less than 1 mile by road from the A52 on Yawling Gate Road. Friskney is between the towns of Boston and Skegness in east Lincolnshire.

### TERMS OF THE LEASE

The property is offered on the following suggested terms, these are flexible and can be agreed by negotiation:

Term	1 – 5 years
Break Clause	2 years
Liability for utilities and rates	Tenant responsibility
Insuring	Landlord but recharged to Tenant
Repairing	Tenant responsibility
Equipment Servicing	Landlord but recharged to Tenant
User clause	Agricultural or Horticultural use only

### METHOD OF LETTING

The property is offered to let by private treaty.

### WAYLEAVES, EASEMENTS RIGHTS OF WAY

The property is let subject to and with the help and benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

The Tenant will allow the Landlord access for parking and to the adjoining office which is currently occupied by the Landlord, shown in brown on the plan.

### OUTGOINGS

Drainage rates are paid to the Witham Fourth District Internal Drainage Board.

### VALUE ADDED TAX AND BUSINESS RATES

Should any letting of the property, or any right attached to it become a chargeable supply for the purpose of VAT or business rates, such tax shall be payable by the Tenant.

### PLANS, AREAS & SCHEDULES

These have been measured and prepared as carefully as possible and are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

### VIEWING

Viewing is strictly by appointment only with the letting agent, Brown & Co. Please contact John Smithson Whitehead to arrange a viewing.

### EPC

The EPC report is available from the Letting Agent

### HEALTH & SAFETY

The property is part of a working farm and therefore viewers should be careful and vigilant whilst on the holding. Neither the Landlord nor the Letting Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.



### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.