



**Land off Lea
Road, Gainsborough, DN21 1AD**



TO LET/MAY SELL – Land off Lea Road, Gainsborough, DN21 1AD



Land off Lea Road



As a former National Grid which has been cleared and now comprises an open storage site.

Summary:

- Former National Grid site (suitable for open storage use STPP)
- Majority of the site is either tarmaced or hard-cored
- Pallsafe fence and gates
- Water, drainage and electricity is all connected to the site
- Site extends to 0.88 acres (0.36 hectares)



Key features



Use - Open Storage Land



To Let/May Sell



Total Site area - 0.88 acres (0.36 hectares)



EPC rating - Not applicable



Ratable Value - Unavailable



Guide Rent - £11,500 pax



Guide Price - POA

Location

The site sits off the A156 Lea Road and to the rear of a small residential development and adjacent to railway lines. The A156 connects to the A631 to the north which in turn gives access to Market Rasen and Lincoln to the east and Retford and Doncaster to the west.

Gainsborough has good road links with the A1(M) at Blyth being located some 13 miles to the west and approximately 10 miles to the west of the A15 which provides access to the M180 to the north. In addition Gainsborough has good local rail services from the Lea Road station and in particular has seen investment in recent years with a new retail development known as Marshall's Yard which has firmly established Gainsborough as a popular retailing destination.

Description

As a former National Grid site that has been cleared and now comprises an open storage site which is generally level although there are some slight changes in the levels where the buildings were previously located. The site is in majority either tarmaced or hard-cored and in our opinion would be suitable for outside storage uses subject to any necessary planning consents being obtained. It should be noted that there are rights of way in favour of Arquiva, National Grid and to access an electricity sub-station across the site. The site is fenced and gated and is available for immediate occupation.

Accommodation

The site extends to approximately 0.88 Acres (0.36 hectares).

Tenure

The property is believed to be freehold and is immediately available on a full repairing and insuring lease for a lease term to be agreed however a minimum term of three years is envisaged. The lease will need to incorporate retention of rights of access for both national Grid and Arquiva who have rights of way through the site. The asking rent is £11,500 per annum.

The property may also be available for sale. Price is available upon application.

Business Rates

We have been unable to identify a business rates listing for the site as we believe it is connected to the telecommunications site and National Grid site located at the property. Further details regarding business rates can be obtained from East Lindsey District Council on 01507 601111.

Services

We understand that all mains services are available to the site. Please note that none of these services have been tested by the agent.

Fixtures and fittings

Any fixtures and fittings not expressly mentioned within the confines of these particulars are excluded from the letting.

VAT

Any intending tenant should satisfy themselves in respect of VAT.

Viewings

Strictly by prior arrangement with the agents.



For further info please contact:



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