

# TO LET: Manor Farm, Irby, DN37 7JS



CLARK WEIGHTMAN

CHARTERED SURVEYORS  
COMMERCIAL PROPERTY CONSULTANTS

[www.clarkweightman.co.uk](http://www.clarkweightman.co.uk)



- Covered storage area of 559.3 sq m (6,018 sq ft)
- Suitable for B8 storage and distribution use
- Additional open storage land of 0.25 acres
- Available individually or as a whole

**Rent £12,000 per annum exclusive**

# Manor Farm, Irby, DN37 7JS

Ref:12/145

The available building and land is situated forming part of Manor Farm at Irby. The buildings are situated towards the centre of the village with Irby itself situated south of and just off the A46. Grimsby town centre is approximately 6½ miles to the east.

The available accommodation comprises a covered storage area of steel construction with part brick walls and part timber cladding and an asbestos sheet roof. The building has metal sliding doors to the front elevation. In addition to the building there is an area of open storage land which is fenced and hard cored surfaced and floodlit.

Both buildings are suitable for B8 storage and distribution use and are available either individually or as a whole.

## Accommodation

Covered storage area 559.3 sq m (6,018 sq ft)  
Open storage land 0.25 acres

## Terms

The covered storage area is available at a rent of £7,000 per annum and the storage land is available at a rent of £5,000 per annum. The tenant will be responsible for keeping the demised premises in good repair. Any leases will be contracted out of the Security of Tenure provisions of the Landlord & Tenant Act 1954. The areas offered to let are available either individually or as a whole. All rents are quoted on an exclusive basis.



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**Local Authority** – North East Lincolnshire Council.

**Rateable Value** - The storage land has a rateable value of £3,250. The covered storage area needs to be re-assessed for rating purposes.

**Services** – Mains water and a single phase electricity supply are connected to the property and there will be sub-metered supplies to each of the demised areas. There are no toilet facilities on site and tenants will be required to provide their own portaloos facilities. The agents confirm that the services have not been tested and prospective tenants are advised to check on the adequacy of these services for their purposes.

**VAT** – VAT is not applicable to this transaction.

**Commercial Property Leases** - Prospective tenants are advised to take professional advice before entering into a lease. A copy of The Code for Leasing Business Premises in England and Wales 2007 can be viewed on line at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

**Legal Costs** - The incoming tenant will be responsible for the landlords legal costs incurred in respect of this transaction

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