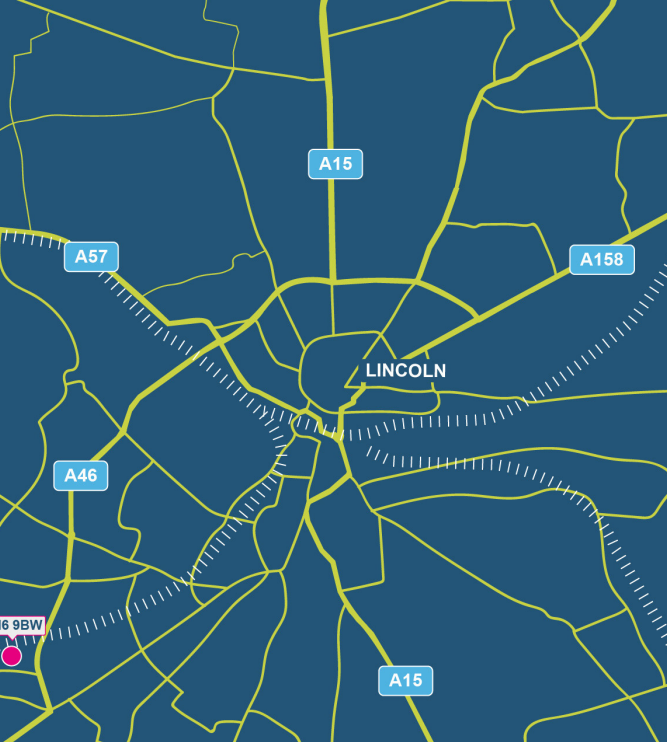




**BANKS
LONG&Co**

WATERS EDGE, MOOR LANE, THORPE ON THE HILL,
LINCOLNSHIRE LN6 9BW

- Lake side property in picturesque rural setting adjacent Whisby Nature Park
- Attractive grounds within Hazelwood Ski World Caravan and Water Park
- Ample staff and customer car parking
- Suitable for a variety of uses, subject to planning
- Landlord's incentives may be available subject to all other terms
- **TO LET**



LOCATION

The property is situated in a picturesque lake side location within the grounds of Hazelwood Ski World and Caravan Park positioned on the edge of the village of Thorpe on the Hill to the south west of the Cathedral city of Lincoln.

The property sits adjacent the Whisby Nature Park and opposite Whisby Golf Club, and is approximately 1 mile from The Bentley and Hotel Travelodge, Pennells Garden Centre, Sainsbury's Convenience Store and several family pubs and restaurants.

The property lies a few hundred metres from the A46 Lincoln Bypass to Newark, the A1 and mainline rail links to Kings Cross.

PROPERTY

The property is a spacious single storey brick built building formerly used as a restaurant and wedding venue. The property comprises large restaurant area with reception, male and female WCs and kitchen.

Externally there is ample staff/customer car parking, and substantial outside seating and garden area with river views.

EPC Rating: To be confirmed

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area:

Ground floor	139.67 sq m	(1,503sq ft)
Kitchen	35.85 sq m	(386sq ft)

Total NIA: 175.52 sq m (1,889 sq ft)

Site area circa : 0.58 acres (0.23 ha)

SERVICES

We understand that mains supplies of electricity (3-phase), water and drainage are available and connected to the property. The property has a central heating system fuelled via gas tanks. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING

The property has more recently been utilised for a wedding venue and restaurant.

In the Agent's opinion, the property is suitable for a variety of alternative uses including restaurant, office, day nursery, gym, or other such uses. Interested parties are advised to make their own investigations in this regard.

RATES

Charging Authority: North Kesteven District Council
Description: Wedding Venue & Premises
Rateable value: £21,750
UBR: 0.504
Period: 2019-2020

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The property is available **To Let** on a new Full Repairing and Insuring lease for a term to be agreed.

RENT

£20,000 per annum exclusive

SERVICE CHARGE

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

We understand VAT will be charged in addition to the rent at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

Contact: Lewis Cove or James Lockwood
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E : lewis.cove@bankslong.com or james.lockwood@bankslong.com
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