

TATTERSHALL WAY FAIRFIELD INDUSTRIAL ESTATE LOUTH LN11 0YZ



FOR SALE

- Detached property of approx. 313.1sq m/ 3370.5sq ft
- High quality office accommodation throughout
- Secure customer/staff parking
- Three garages/stores
- EPC Rating - C

PRICE: £275,000

TURNER
EVANS
STEVENS
LIMITED
Estate Agents
Valuers
Auctioneers
Surveyors

GRIMSBY
21 St Mary's Gate DN31 1JE
T 01472 362020 F 362040

LINCOLN
12 Newland LN1 1XD
T 01522 511665 F 511830

LOUTH
6 Cornmarket LN11 9PY
T 01507 601633 F 603917

Also
1 Queen Street LN11 9AU
T 01507 602264 F 600036

MABLETHORPE
16b Victoria Road LN12 2AQ
T 01507 473476 F 479852

SKEGNESS
32 Roman Bank PE25 2SL
T 01754 766061 F 610382

SPILSBY
34 High Street PE23 5JH
T 01790 752151 F 754537

SUTTON ON SEA
2 Evergreen Walk
High Street LN12 2SW
T 01507 441166 F 443481

WOODHALL SPA
10 The Broadway LN10 6ST
T 01526 354111 F 354222

www.tes-property.co.uk

Registered in England 03710262

INTRODUCTION

Louth is a market town of approximately 17,000 people, famous for its thrice weekly market and cattle market. The town centre provides essential services for a large rural area and secondary schools, banks and shopping facilities. The town is famous for its sole proprietor independent retailers, including butchers, bakers and specialist clothing shops etc. In addition, the town accommodates the main High Street banks and national retailers including Boots the Chemist, WH Smith, Millets etc. There are 3 supermarkets in the town, being a Co-operative, Morrison's and Aldi.

LOCATION

The unit is situated on the popular Fairfield Industrial Estate, which forms the centre of the business community, immediately to the north of the town. The property has easy access to the A16 trunk road, linking Louth with Grimsby, approx. 17 miles to the north. Access to the A180 and the Humber port is easily gained.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With cupboard housing alarm systems

RECEPTION/OFFICE

4.29m x 3.32m

KITCHENETTE

With sink and base units

LADIES & GENTS WCs

With wash basins & toilets

PRINCIPAL OFFICE

9.10m x 6.87m

OFFICE 2

2.88m x 3.68m

OFFICE 3

3.07m x 3.5m

OFFICE 4

5.37m x 5.57m with shutter and door to rear

MEETING ROOM

4.58m x 2.4m

WAITING AREA

4.42m x 4.2m minimum



CONFERENCE ROOM

5.26m x 5.69m

REAR CORRIDOR

With access to rear office and staircase to First Floor.

REAR OFFICE

8.50m max x 6.35m max with shutter and doors to rear

UNDER STAIR ARCHIVES

(3.57m x 2.84m)

STORE OFF

6.47m x 3.0m

FIRST FLOOR**LANDING**

With Gas central heating boiler

KITCHEN

2.94m x 2.13m with sink and base units

WC

With low flush w.c. and wash basin

STORE ROOM

1.87m x 2.13m

OFFICE

4.94m x 2.95m

FURTHER OFFICE

5.29m x 6.45m

OUTSIDE

To the front of the property is a surfaced visitors car park

FENCED CENTRAL YARD/PARKING (accessed via shared access to the side of the property)

Parking for up to 8 Vehicles

OPEN FRONTED GARAGE

5.8m x 2.45m

DOUBLE GARAGE/STORE

5.96m x 5.79m



BUSINESS RATES

Enquiry of the Valuation Office website indicates that the 2017 Rating Assessment of:-

Description – Showroom and premises

Rateable Value; £15,500

Rating Authority - East Lindsey District Council on 01507 601111.

SERVICES

Mains electricity, water, gas and foul sewerage services are understood to be connected.

LEGAL FEES

Each party to meet their own legal fees in connection with the sale.

VIEWING

Strictly by appointment with the sole agents, Turner Evans Stevens on tel: 01507 602264



Energy Performance Certificate

Non-Domestic Building



First Media Solutions
Tattershall Way
Fairfield Industrial Estate
LOUTH
LN11 0YZ

Certificate Reference Number:
9258-3082-0919-0000-4401

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 73

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	384
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	57.58
Primary energy use (kWh/m ² per year):	334.82

Benchmarks

Buildings similar to this one could have ratings as follows:

26

If newly built

75

If typical of the existing stock

INFORMATION & SERVICES

MEASUREMENTS		Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.
THINKING SELLING?	OF	If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.
MORTGAGES FINANCE	&	If you require independent mortgage advice, please contact our independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.
SURVEYS		We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.
MANAGEMENT LETTING	&	We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.
COMMERCIAL		We deal with all aspects of commercial property from sales and lettings, schedules of condition, dilapidations and rent reviews. Our dedicated commercial team provide a first class service covering the whole county.
ARCHITECTURAL PLANNING		If you are extending or building, we can arrange for a full design and supervision service from an extension to a complete new home build and we provide the architects and surveyors certificates on completion.
INTERNET		All our properties are advertised on our website at www.tes-property.co.uk and www.rightmove.co.uk . We can also be contacted by e-mail, see our website. But for a more personal service, please call in or telephone our sales office.
DISCLAIMER		Notice is hereby given that these particulars are set out for the guidance of proposed purchasers and, although due care is taken in their preparation and they are believed to be correct, proposed purchasers must not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. These particulars are issued on the understanding that all negotiations are carried out through the agents Turner Evans Stevens but they do not constitute an offer or contract. Any price quoted in these particulars is subject to contract. No person employed by Turner Evans Stevens Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

In association with

