

TO LET



**FORMER KIRMINGTON BOWLS CLUB
HIGH STREET, KIRMINGTON, DN39 6YY**

Club house extending to 155.4 sq m (1,671 sq ft)

Providing kitchen, club room, changing etc

Large car park and former bowling greens

Total site area 2.25 acres

Rent by negotiation - depending upon use

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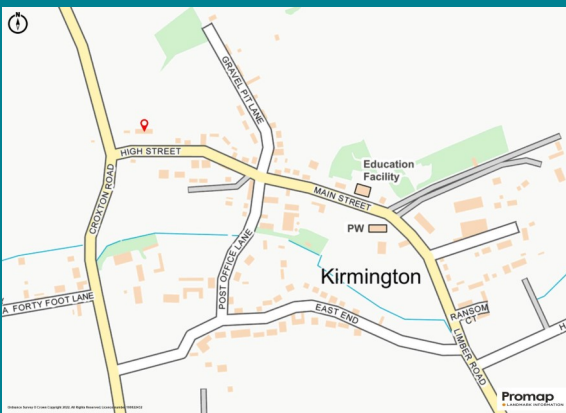
LOCATION

The property is situated on the north side of High Street on the outskirts of the popular village of Kirmington. This is a predominantly residential area backing on to open countryside. Kirmington benefits from a village primary school and the Marrowbone and Cleaver public house. Access to the village is good with it being situated adjacent to the A18, close to Humberside Airport. There is easy access to the A180 / M180 / A15 at Barnetby Top.

DESCRIPTION

The property comprises a single storey building of traditional brick construction under a pitched tile roof and having upvc double glazed windows and patio doors from the main club room. The property was purpose built as a club house for the Bowling Club with the accommodation providing the main club room, stores, kitchen, ladies and gents changing rooms and WCs. Externally there is a large car park to the front of the property with a gated access from High Street. To the rear there is a patio area leading to the two former bowling greens which are now overgrown, together with some additional amenity land.

The property is suitable for a community orientated use. Other uses will be considered subject to any necessary planning consents being obtained by the prospective tenant.



ACCOMMODATION

The building, excluding WCs, has a gross floor area of 155.4 sq m (1,671 sq ft). The total site area is estimated at 2.25 acres.

TERMS

The property is available by way of a new lease on a full repairing and insuring basis, subject to a Schedule of Condition. The Security of Tenure provisions of the Landlord and Tenant Act 1954 to be excluded. The length of lease to be agreed. Rent by negotiation dependant upon the prospective tenant's proposed use. Subject to the terms agreed the landlord will replace the front entrance doors.

ADDITIONAL INFORMATION

- ◆ Additional photographs are available to view on our website.
- ◆ The Local Authority is North Lincolnshire Council.
- ◆ The property has a rateable value of £5,700 (bowling green and premises)
- ◆ Water, electricity and drainage are connected to the property. Please note that none of the services have been tested and prospective tenants are advised to check the suitability of the services for their proposed use.
- ◆ All prices expressed in these particulars are exclusive of VAT. VAT is not applicable to this transaction.
- ◆ Each party will be responsible for their own legal costs incurred.
- ◆ Viewing is strictly by appointment with the Agents.



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