

**TO LET**



**KILLINGHOLME ROAD  
ULCEBY, NORTH LINCOLNSHIRE,  
DN39 6TZ**

**Useful storage building / workshop**

**532.2 sq m (5,726 sq ft)**

**Eaves height 3.31 m**

**Very close to junction with A180 / A160**

**Available on new lease: £15,000 pa**

**COMMERCIAL PROPERTY EXPERTISE  
ACROSS THE HUMBER REGION AND BEYOND...**

VALUATIONS • SALES & LETTINGS • LEASE ADVISORY • MANAGEMENT • BUSINESS RATES



**The Commercial  
Property  
Network** 1961-2021  
**60**  
YEARS

## LOCATION

The available property forms part of a former farm steading on the outskirts of the North Lincolnshire village of Ulceby Skitter. The property is situated to the south of the A1077 Ulceby Road on the outskirts of the village of Ulceby and close to the railway station and Yarborough Arms public house. The junction with the A160 is approximately 1.5 miles to the east which in turn provides access to Killingholme, Immingham and the A180 motorway link road. Access is via a private road. For ease of locating the property please use [w3w.co/handbags.expires.renting](http://w3w.co/handbags.expires.renting)

## DESCRIPTION

The property comprises a former agricultural farm building which, subject to the use being approved by the landlord, would be suitable for basic storage or workshop purposes. The building is of steel frame construction with a combination of brick and asbestos sheet cladding under an asbestos sheet roof. The building has been insulated to an agricultural standard. The minimum eaves height is 3.31 meters and there is a 3.65 meter wide roller shutter door providing access on to a hardstanding area for loading / unloading and parking.

The landlord will carry out some initial works prior to a tenant taking occupation to include sorting out the electrics, door, gutter and cladding repairs.



## ACCOMMODATION

Gross internal area: 532.2 sq m (5,726 sq ft)

## TERMS

The property is available by way of a new lease at a rent of £15,000 per annum exclusive for an initial minimum term of two years. The tenant will be responsible for maintaining the property after the landlords initial works and reimbursement of the buildings insurance premium. The lease will be Contracted Out of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

## ADDITIONAL INFORMATION

- ◆ The Local Authority is North Lincolnshire Council.
- ◆ The incoming tenant will be responsible for obtaining any necessary planning consents for their proposed use.
- ◆ The property has not been assessed for Business Rates purposes. The tenant will need to arrange for the property to be assessed once occupied.
- ◆ Mains 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.
- ◆ Please note that there are no toilet facilities on site and the incoming tenant will be expected to make their own arrangements with a "portaloo" or welfare cabin.
- ◆ All prices expressed in these particulars are exclusive of VAT. We understand that 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.

## CONTACTS

**Carl Bradley • Director**

[carlbradley@clarkweightman.co.uk](mailto:carlbradley@clarkweightman.co.uk)

07971 875863

**Rob Hutchinson • Operations Manager**

[robhutchinson@clarkweightman.co.uk](mailto:robhutchinson@clarkweightman.co.uk)

07903 141594



01482  
645522

Chartered Surveyors and  
Commercial Property Consultants

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

20 The Weir

Hessle

HU13 0RU

Ref: 22/074

NOTICE— Prospective purchasers and tenants will be asked to provide proof of their identity in order to comply with the Money Laundering Regulations. Clark Weightman Limited for themselves and for Vendors or lessors of this property whose agents they are giving notice that: (I) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract; (II) all descriptions, dimensions, referenced condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Clark Weightman Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.