

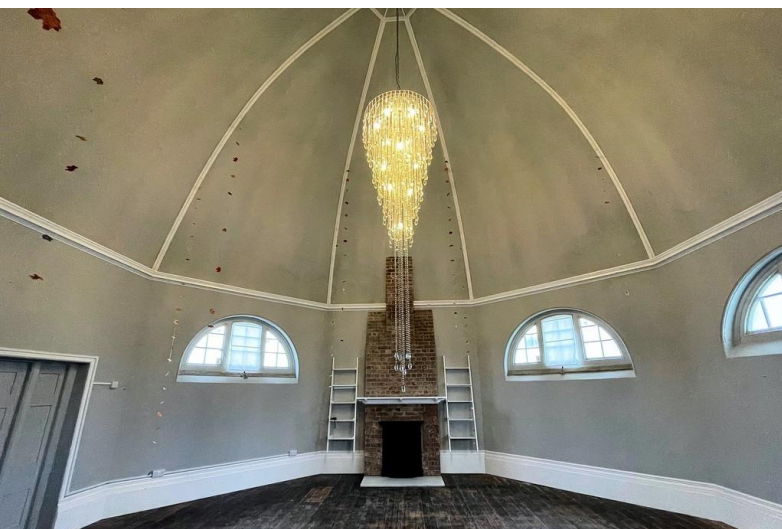


TO LET

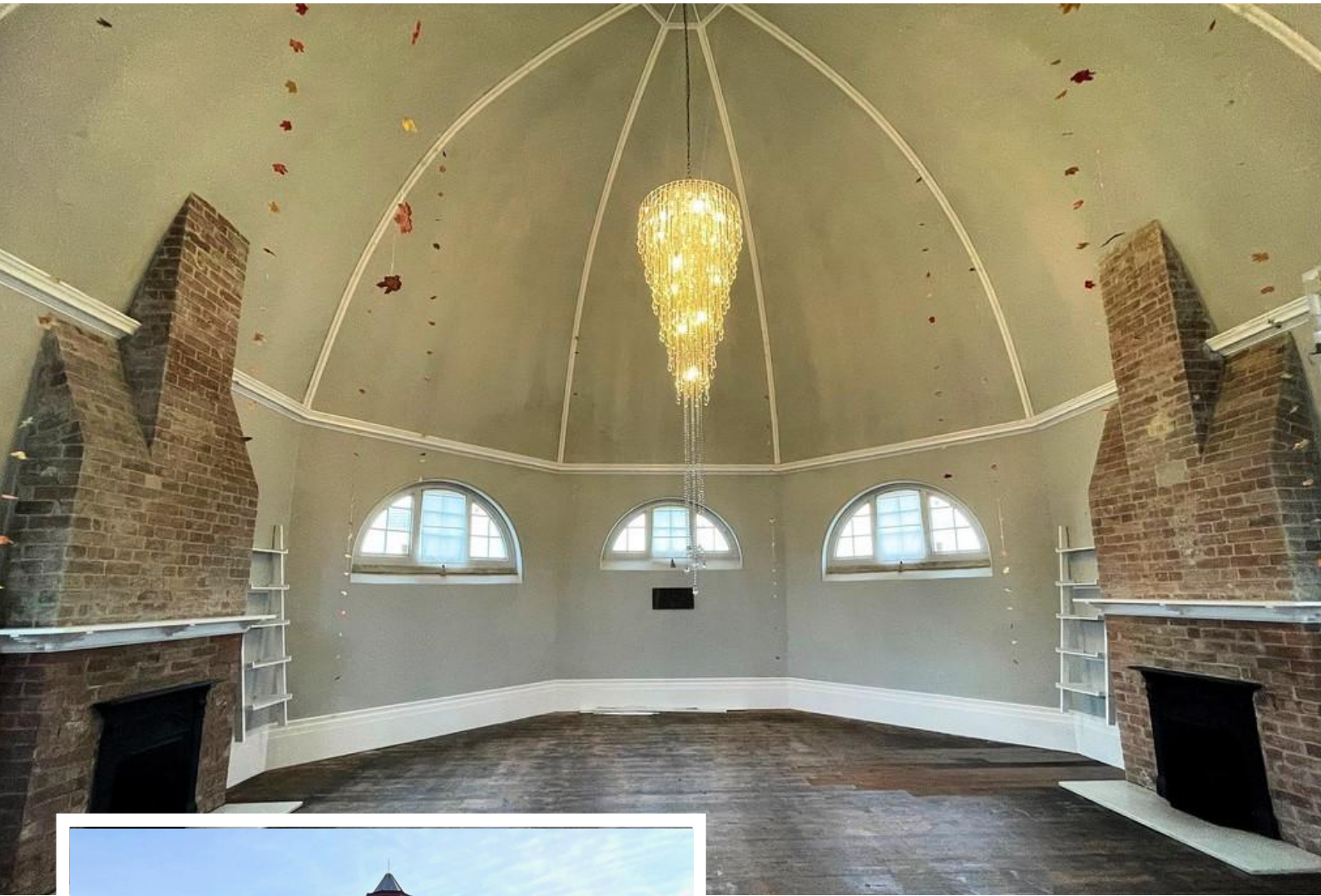
The Buttercross Hall, Burwell, Louth, LN11 8PR

Rent £450 PCM

We are delighted to offer to let this unique Grade II Listed Building, previously a Village Hall and more recently used as a Gallery. The property is considered suitable for a variety of uses, subject to any necessary Planning Permissions that may be required. A particular feature of this property is the interior, where there are two feature fireplaces and a stunning domed ceiling creating a unique creative space. The floor area extends to circa. 60 sq.m (645 sq. ft).



The Buttercross Hall, Burwell, Louth, LN11 8PR



LOCATION

The property is prominently located on the A16, approximately five miles south of Louth. The village of Burwell is a picturesque rural village located within the Lincolnshire Wolds, an 'Area of Outstanding Natural Beauty'.

DESCRIPTION

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SERVICES

Mains electricity are connected to the property. There is currently no water or drainage connected, although this is understood to be available within the Public Highway. Further details are available on request.

EPC RATING – Not Applicable as Grade II Listed.





TENURE

The property is available to let under the terms of a new Lease for a period to be agreed subject to a rental of £450 pcm. The Lease is to be on a conventional Full Repairing & Insuring basis. A deposit will also be payable.

BUSINESS RATES

To be confirmed.

VAT

The rent quoted above excludes VAT. We understand that VAT is not chargeable in addition to the rent, although this requires formal clarification.

LEGAL COSTS

The incoming Tenant is responsible for a referencing fee (£100 inc VAT), together with the Landlord's reasonable legal fees for producing the Lease.

VIEWINGS

By prior appointment through Mundy's.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

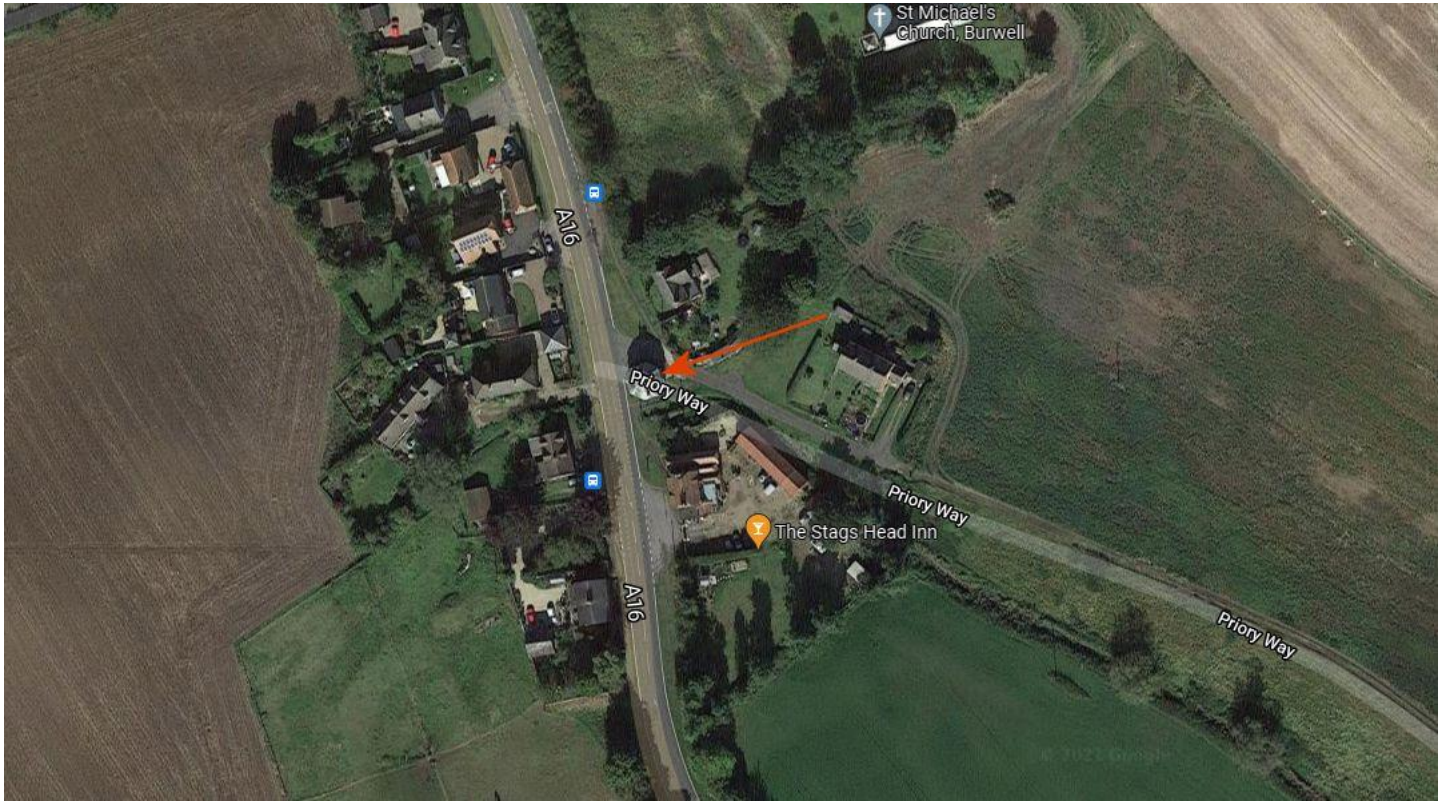
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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29-30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
commercial@mundys.net
01522 556088

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

