

# UNIT 14 ENTERPRISE ROAD GOLF ROAD INDUSTRIAL ESTATE MABLETHORPE LN12 1NB



## FOR SALE

- 2 workshops situated in good sized yard extending to approx. 850 m<sup>2</sup>
- Workshop 1 is approx. 730 ft<sup>2</sup>/67.82 m<sup>2</sup>, workshop 2 is approx. 762 ft<sup>2</sup>/70.75 m<sup>2</sup> with a mezzanine of approx. 39 m<sup>2</sup>
- Site fully security fenced
- Front workshop EPC Rating F: Rear workshop E

**PRICE: £90,000**

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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

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10 The Broadway LN10 6ST  
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[www.tes-property.co.uk](http://www.tes-property.co.uk)

Registered in England 03710262

## **INTRODUCTION**

The property comprises of 2 workshops set in a secure yard of approx. 850 m<sup>2</sup>.

## **LOCATION**

Mablethorpe is a town with a population of approx. 12,500, situated on the Lincolnshire coast with a good level of local amenities. The population is considerably increased in the summer months by the influx of holidaymakers to the area. It is located approximately 19 miles north of Skegness and 32 miles south of Cleethorpes. The town has beautiful sandy beaches, a range of shops and amenities, primary school and a health centre. The market towns of Spilsby and Louth are just a short drive away and the larger towns of Boston, Grimsby and the city of Lincoln are all accessible and approximately 1 hour by road.

## **ACCOMMODATION**

### **WORKSHOP 1**

Approx. 11.5m x 5.5m, 4.4m eaves, inspection pit, sliding access door, toilet and basin off.

### **SMALL OFFICE**

Approx. 3m x 1.58m

### **WORKSHOP 2**

Approx. 13.9m x 5.09m, 5.5m eaves, roller shutter access door to the rear, sliding doors to the front.

### **MEZZANINE**

Approx. 8m x 4.87m, with ladder access only.

## **OUTSIDE**

The yard extends to approx. 850 m<sup>2</sup> and is a mix of hard-core materials. The site is fully security fenced.

## **SERVICES**

All mains services are available. The gas meter has been removed and gas requires reinstalling. 3 phase electricity is supplied to workshop 1, single phase electricity to workshop 2, mains water and drainage.

## **RATEABLE VALUE**

From enquiries of the Valuation office Agency web site, we understand that the property is currently assessed in accordance with the 2017 revaluation as follows:

Description: Workshop & Premises

Rateable Value: £4,700

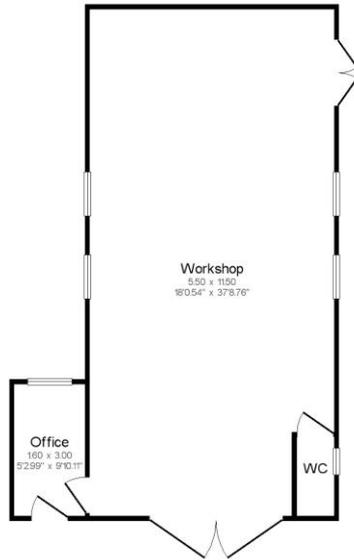
## **VAT**

Would purchasers please note that all figures or prices quoted are net of VAT unless otherwise specifically stated.

## **VIEWING**

Strictly by appointment with the agent's Louth office on 01507 602264.





Ground Floor

Total approx floor area: 68.4 m<sup>2</sup> (735.7 ft<sup>2</sup>)  
 Ground Floor: 68.4 m<sup>2</sup> (735.7 ft<sup>2</sup>)

## Energy Performance Certificate

Non-Domestic Building



**FRONT WORKSHOP**  
 Unit 14  
 Enterprise Road  
 MABLETHORPE  
 LN12 1NB

**Certificate Reference Number:**  
 0941-0338-3939-5491-1002

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](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **135** This is how energy efficient the building is.

### Technical Information

<b>Main heating fuel:</b>	Grid Supplied Electricity
<b>Building environment:</b>	Heating and Natural Ventilation
<b>Total useful floor area (m<sup>2</sup>):</b>	68
<b>Assessment Level:</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year):</b>	89.84
<b>Primary energy use (kWh/m<sup>2</sup> per year):</b>	531.45

### Benchmarks

Buildings similar to this one could have ratings as follows:

<b>53</b>	If newly built
<b>155</b>	If typical of the existing stock

# Energy Performance Certificate

Non-Domestic Building



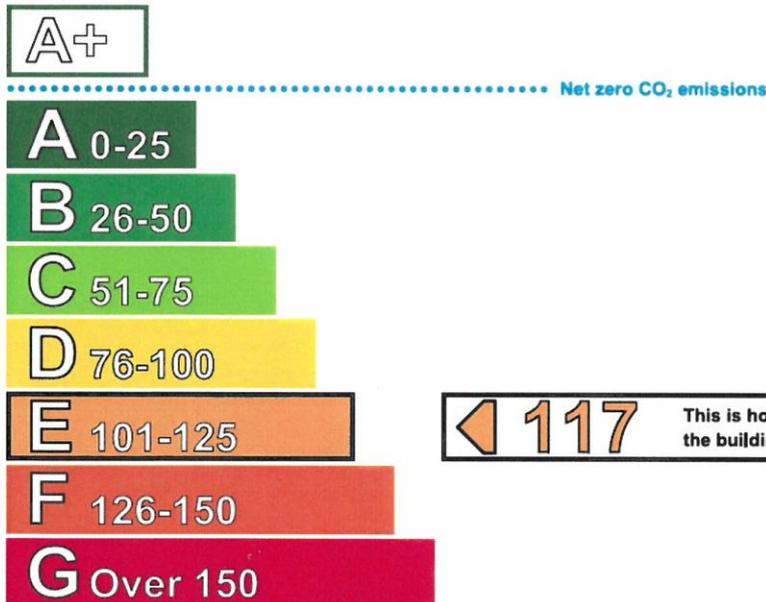
REAR WORKSHOP  
Unit 14  
Enterprise Road  
MABLETHORPE  
LN12 1NB

Certificate Reference Number:  
9435-3046-0923-0302-1121

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](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient



Less energy efficient

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	111
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	64.34
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

## Benchmarks

Buildings similar to this one could have ratings as follows:

39	If newly built
104	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.
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