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BOURNE COMMERCIAL: 01778 420406 [www.longstaff.com](http://www.longstaff.com)



## **Air Strip and Hanger located in Northorpe Fen, Bourne, PE10 0DR**

**To Let Asking Rent: £24,000 Per Annum**

Two Air Strips extending to approx. 500m & 900m in  
length and Hanger extending to approx. 397m.sq.  
(4,270 sq. ft.) GIA.

SPALDING 01775 766766 BOURNE 01778 420406



## LOCATION

The Airstrip and Hanger are located to the East of Northorpe and to the South-East of Bourne.

The site is accessed via the A15, which runs between Bourne and Market Deeping. From the A15 turn Eastwards onto 'Fen Road' and continue to the end of the road. The site is accessed via a locked gate.

The 'What 3 Words' location of the Hanger is [///initials.globe.writing](https://www.what3words.com/initials-globe-writing).

## DESCRIPTION

There are two grass air strips which are mown approximately every two weeks during the growing season to ensure the grass is kept short. The main air strip (running roughly East-West) measures approximately 900m x 20m. The second air strip (running roughly North-South) is approximately 490m x 10m. The two air strips are connected.

The hanger comprises a modern steel portal framed building with high eaves (5.60m-9.50m) and six manually operated concertina doors to the South side. There is also a steel pedestrian door on the North side of the building. To the South of the building is a concrete apron extending to approx. 12.00m x 25.00m – this connects directly to the second air strip.

## **TERMS**

The property is offered to let on a new lease - minimum term of 3 years.

The lease will be contracted out of the Security of Tenure Provisions under Part II of the Landlord and Tenant Act 1954, subsections 24-28.

The rent will be payable monthly in advance.

A quarters rent will be payable as a deposit.

If a longer lease is agreed, the lease will include a provision to review the rent every 3 years. The rent will be reviewed upwards only to open market rental value.

The property is offered To Let on an Internal Repairing basis.

The tenant is to reimburse to the Landlord the Buildings Insurance premium in respect of this property. This will be subject to review and will be payable annually in advance.

The Tenant will be responsible for insuring their use, the contents and withholding a Public Liability Insurance policy up to £10,000,000.

The Tenant will not be permitted to sub-let, assign or share any part of the premises without written consent of the Landlord, which will not be unreasonably withheld.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs.

## **VAT**

VAT will/will not be payable at the standard rate on the rent.

## **VIEWING**

All viewings are strictly by appointment only. Please contact R. Longstaff & Co LLP – 01778 420406 (Option 3) / kit@longstaff.com.

## **SERVICES**

There are no water or electric supplies on site and there are no WC facilities.

## **OTHER**

The Tenant will be responsible for the payment of any Business Rates or other outgoings.



**TENURE:** Leasehold

**SERVICES** There are no water or electric supplies onsite and there are no WC facilities.

**LOCAL AUTHORITIES**

South Kesteven District Council (SKDC).

**PARTICULARS CONTENT**

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**Ref:** 17750

**ADDRESS**

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**CONTACT**

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