

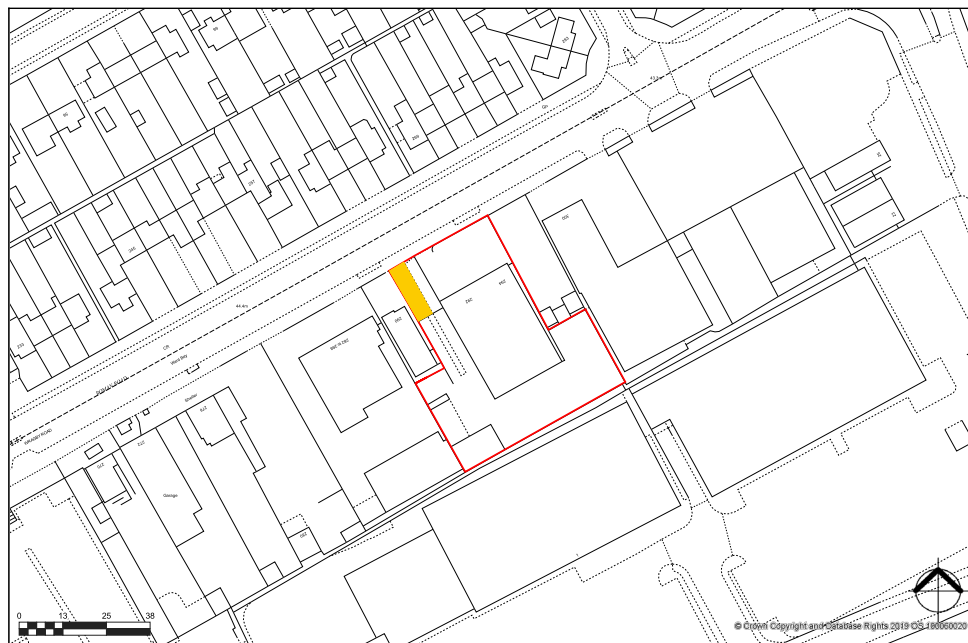
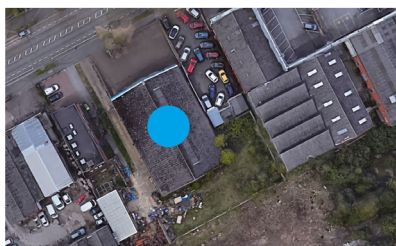
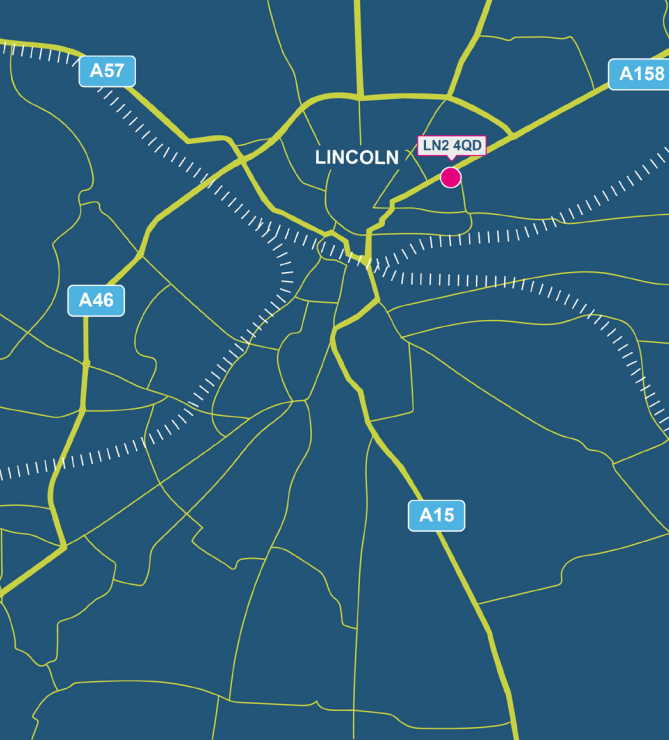


BANKS LONG&Co

292-294 WRAGBY ROAD, LINCOLN, LN2 4QD

WORKSHOP

- Former tyre and exhaust depot
- 682 sq m (7,342 sq ft)
- Rear yard
- Alternative use potential, subject to planning consent
- Fronting busy arterial route
- **FOR SALE / TO LET**



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Plotted Scale - 1:1,250

The Money Laundering Regulations 2007 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations 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 BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The property is located fronting Wragby Road 2 miles north east of Lincoln City Centre and a short distance from the junction of Wragby Road with Outer Circle Road in an area with a range of established motor trade operators.

DESCRIPTION

The property comprises a detached tyre and exhaust centre providing an open plan motor workshop with four up and over doors, parts storage to the rear and allocated customer reception, waiting area, office, staff and WC facilities.

Externally the property has a forecourt parking area and rear yard.

There is a right of way in favour of 290 Wragby Road.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that it has the following total Gross Internal Area (GIA):

Total GIA: 682 sq m (7,342 sq ft)

The total site area is 0.212 hectares (0.523 acres).

SERVICES

All mains services to include gas, water, drainage and electricity are available and connected to the property. Interested parties are advised to make their own enquiries to utility service providers.

TOWN AND COUNTRY PLANNING

We have been advised by the Local Planning Authority that the property has established consent for use as a Tyre and Exhaust Centre under Use Class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Alternative uses may be appropriate, subject to receipt of necessary planning permission. Interested parties are advised to make their own investigations with the Local Planning Authority.

RATES

Charging Authority: City of Lincoln Council
Description: Vehicle Repair Workshop & Premises
Rateable value: £52,000
UBR: 0.512
Period: 2020-2021

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The property is available **For Sale** freehold.

It is also available **To Let** by way of a new Full Repairing and Insuring lease.

PRICE / RENT

Price: £475,000

Rent: On application

VAT

VAT may be charged in addition to the price/rent at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

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Ref. 349-G/2019C/2020C/L