

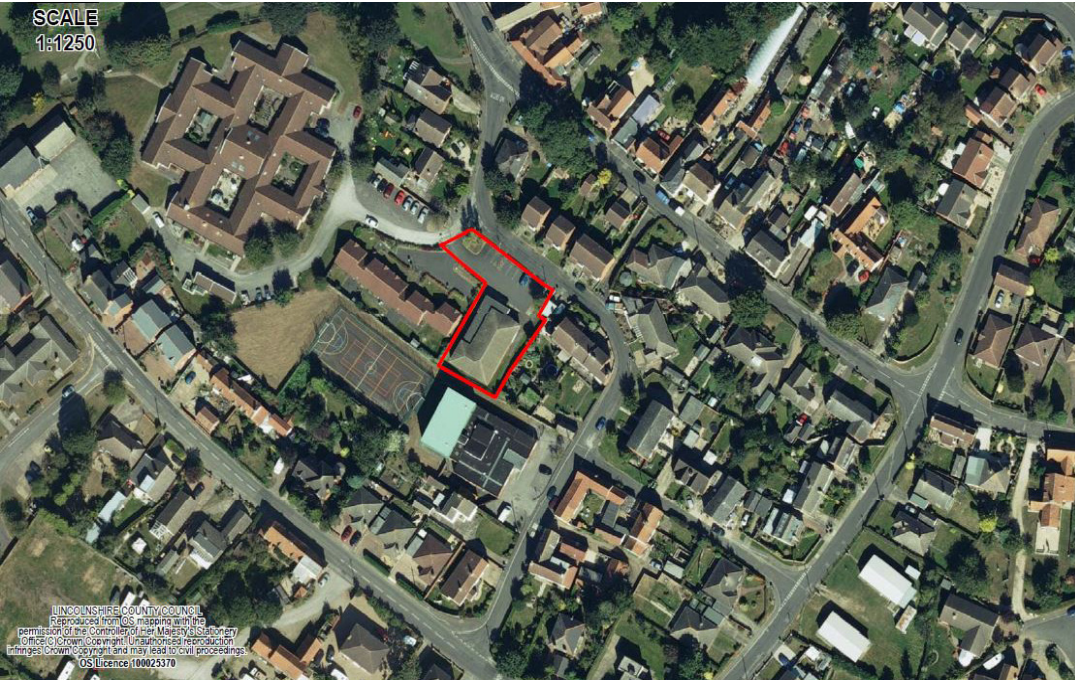
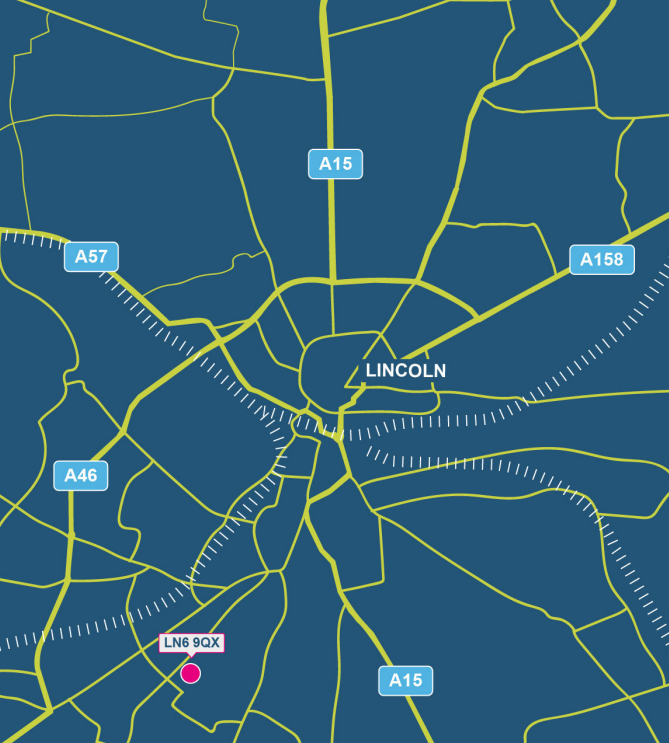


BANKS LONG & Co

FORMER LIBRARY, MIDDLE STREET,
NORTH HYKEHAM, LINCOLN, LN6 9QX

FORMER LIBRARY PREMISES

- Former North Hykeham Library, now surplus to requirements
- Suitable for a variety of uses
- Ample car parking
- Site offers potential for new build redevelopment, subject to planning
- GIA 265.97 sq.m. (2,863 sq ft)
- Site area 0.24 ha (0.60 acres)
- **FOR SALE by Informal Tender - 15th October 2020**



SCALE
1:1250

LINCOLNSHIRE COUNTY COUNCIL
Reproduced from OS mapping with the
permission of the Controller of Her Majesty's Stationery
Office. Crown Copyright. Unauthorised reproduction
infringes Crown Copyright and may lead to civil proceedings.
OS Licence 100023370

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 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 lessees 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 former library is nestled in the heart of North Hykeham. The town is located approximately 5 miles to the south of Lincoln city centre, forming part of Lincoln's greater urban sprawl.

The area offers a good range of shopping and educational facilities and is a popular residential location. The A46 Lincoln Bypass is located a short distance to the south.

PROPERTY

A single storey purpose-built library constructed in the 1970's, now available for sale due to the closure of the service. The building is laid out internally to a good standard to provide a mix of open plan with smaller private offices, together with ancillary WC and staff facilities.

Externally there is a large self-contained car park to the front of the property.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Total GIA: 265.97 sq m (2,863 sq ft)
Site Area: 0.24 hectares (0.60 acres)

TOWN AND COUNTRY PLANNING

The most recent use of the property as a Library is a D1 (Non-Residential Institution) use under the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended).

In our view, the property would be suitable for a variety of alternative uses, as well as demolition and redevelopment of either new build residential or commercial development, subject to the receipt of any necessary planning permissions.

SERVICES

We understand that mains services including gas, water, drainage and electricity are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

RATES

Charging Authority: North Kesteven District Council
Description: Library and Premises
Rateable value: £13,000
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** with vacant possession on completion.

GUIDE PRICE

Offers are Invited in Excess of £200,000

METHOD OF SALE

The property is being offered **For Sale by way of an Informal Tender with offers to be received by No Later Than 12 Noon Thursday 15th October 2020.**

Please note, the Vendors do not bind themselves to accept either the highest or any offer made.

VAT

VAT may be charged in addition to the purchase price 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.

Contact: Lewis Cove
T : 01522 544515
E : lewis.cove@bankslong.com
Ref. 10049/2020