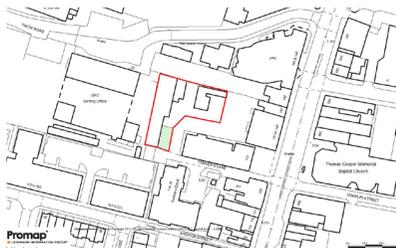
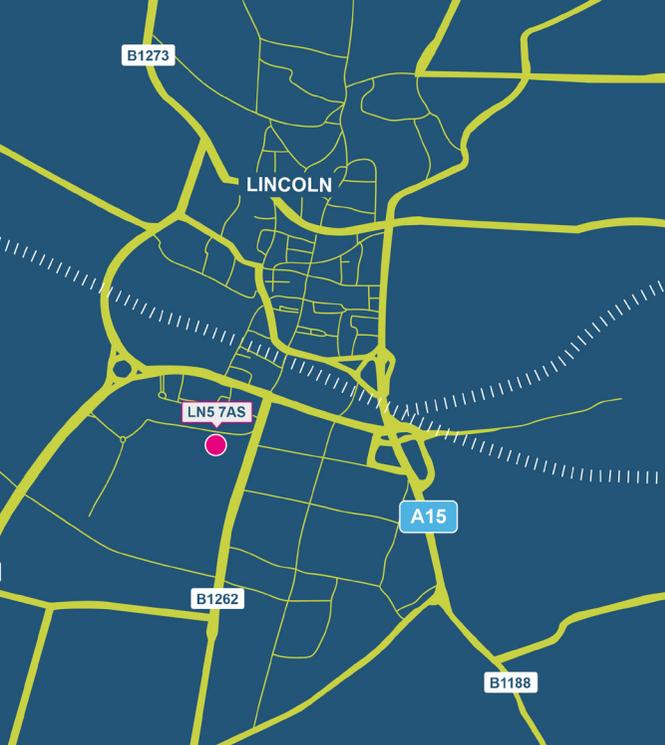




BANKS LONG&Co

TANNERS LANE, LINCOLN, LN5 7AS

- Development opportunity just off the High Street
- 868 sq m (9,338 sq ft)
- Close to St Mark's Shopping Centre and University of Lincoln
- 0.12 hectares (0.29 acres)
- Alternative use potential subject to receipt of necessary planning consent
- **FOR SALE/TO LET**



LOCATION

The property is located fronting Tanners Lane just off Lincoln High Street a short distance from St Marks Shopping Centre, the University of Lincoln and ½ mile south of Lincoln city centre. Surrounding occupiers are both commercial and residential in nature to include the Royal Mail Postal Sorting Office, J D Wetherspoon public house and a range of both student and private residential apartments.

PROPERTY

The property comprises a detached two-storey workshop/storage building of traditional brick wall construction surmounted by a pitched corrugated sheet clad roof. The building is subdivided internally to provide open plan works/storage areas together with allocated office, staff and WC facilities, over ground and first floors.

There is also portacabin style accommodation on-site with the property having an ample hard surfaced yard with gated entrance. The total site area is 0.12 hectares (0.29 acres).

EPC Rating: G190

The energy efficiency of the property will be improved to achieve an EPC level of E or above prior to completion of a letting.

ACCOMMODATION

Having measured the property we calculate that it has the following floor areas:

Ground Floor Workshop	121 sq m	(1,306 sq ft)
Ground & First Floor Workshop	584 sq m	(6,290 sq ft)
Lean to Store	32 sq m	(339 sq ft)
Offices	98 sq m	(1,052 sq ft)
Store	18 sq m	(190 sq ft)
Portacabin	15 sq m	(161 sq ft)
Total GIA:	868 sq m	(9,338 sq ft)

VAT

VAT may be applicable at the prevailing rate.

SERVICES

We understand that mains supplies of gas, water, electricity and drainage are available to the property. Interested parties are advised to make their own investigations to utility providers.

TOWN AND COUNTRY PLANNING

We are advised by the Local Planning Authority that the property has an established use as a workshop as falling within Class B1 (Light Industrial) of the Town and Country Planning (Use Classes) Order 1987. We are of the opinion that the property offers potential for alternative use development subject to receipt of necessary planning consent. Interested parties are advised to make investigations to Lincoln City Council Planning Department.

RATES

Charging Authority:	Lincoln City Council
Description:	Workshop and Premises
Rateable value:	£16,000
UBR:	0.504
Period:	2019-2020

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 freehold interest is available For Sale, subject to vacant possession. Alternatively, our clients may consider offering a lease of the premises.

The owners of 137 to 141 High Street have a right of access and egress by vehicle or on foot over the area hatched in green on the attached site plan.

PRICE/RENT

OIEO	£450,000	Rent	£17,000 pax
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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: William Wall
T : 01522 544515
E : william.wall@bankslong.com
Ref. 100/2016/19C