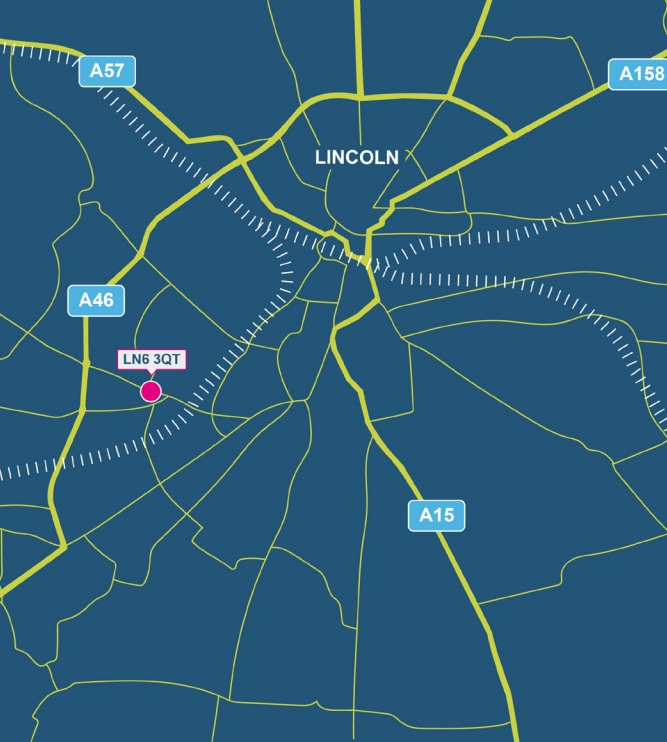




**BANKS
LONG&Co**

UNIT 3 WHISBY ROAD, LINCOLN, LN6 3QT

- Detached industrial complex
- 1,123 sq m (12,087 sq ft)
- Prominent position
- Ample power supply
- FOR SALE



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 property occupies a prominent position fronting the main arterial route of Whisby Road within the South West Business Quarter of Lincoln, a short distance from the A46 bypass. Surrounding occupiers include Siemens PLC and Marshalls JLR.

PROPERTY

The property comprises a detached industrial complex providing offices, staff/WC facilities and trade counter to the front, with workshop areas to the rear. The property benefits from ample power supply, a minimum working height of 3.4m and allocated yard area.

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: 1,123 sq m (12,087 sq ft)

Plus mezzanine

SERVICES

We understand that all mains services 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.

TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Class B2 (General Industrial) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Alternative uses may be appropriate subject to receipt of necessary Planning Consent.

RATES

Charging Authority: North Kesteven District Council
Description: Factory and Premises
Rateable value: £25,817
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 premises are available **For Sale** freehold.

A front section of the building is occupied by Guy Croft Racing Engines paying £10,000 p.a.x. with mutual rolling 3 monthly break clauses.

PRICE

OIRO £650,000

VAT

VAT may be charged in addition to the 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 joint sole agents.

Contact: Harry Hodgkinson
T : 01522 544515
E : harry.hodgkinson@bankslong.com
Ref. 2862/2020A

Or our joint agents:
Mundys
 01522 510044