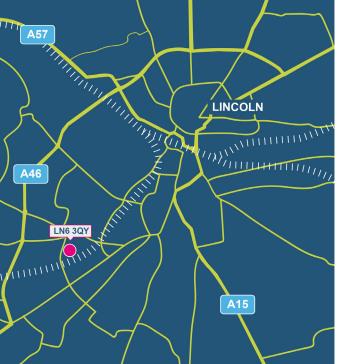


BANKS LONG&Co

UNIT 1 WESTMINSTER INDUSTRIAL ESTATE, NORTH HYKEHAM, LINCOLN, LN6 3QY

- Cost-effective workshop
- 335 sq m (3,606 sq ft)
- Established industrial estate
- Quick access to A46 bypass

■ FOR SALE











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 agets they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessers and too 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 an accessible position close to the entrance of Westminster Industrial Estate off Station Road in North Hykeham, only a short distance from the A46 Lincoln bypass. The A46 dual-carriageway provides quick access to the A1, which is 11 miles south west.

PROPERTY

The property comprises a detached workshop with brick/block walls surmounted by a lined corrugated sheet pitched roof.

Internally the premises are subdivided to provide office/staff/WC facilities to the front and storage accommodation to the rear. Externally there is forecourt parking and a gated side yard leading to vehicular access loading doors.

EPC Rating: C66

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the property has the following floor area:

Total GIA: 335 sq m (3,606 sq ft)

SERVICES

We understand that mains supplies of gas, water, drainage and electricity are available and connected to the property. Interested parties are recommended to make their own investigations in this regard.

TOWN AND COUNTRY PLANNING

The property has consent for uses under Class B1 (Light Industrial) of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority: North Kesteven District Council

Description: Workshop and Premises **Rateable value:** £11,500

UBR: 0.479
Period: 2017-2018

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 **for sale** freehold, subject to vacant possession.

PRICE

OIRO £180,000

VAT

VAT may be charged in addition to the price.

LEGAL COSTS

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

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

Contact: Francesca Soady

T: 01522 544515

E: francesca.soady@bankslong.com

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