

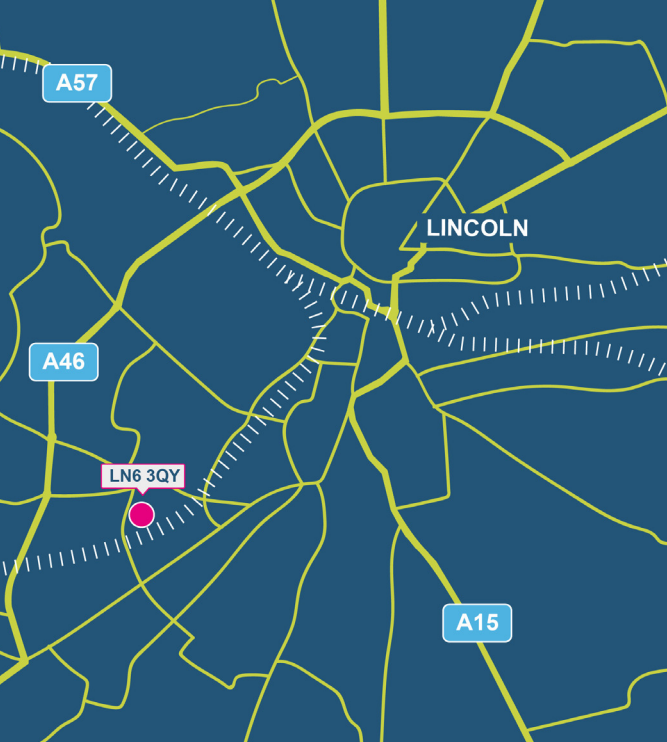


**BANKS
LONG&Co**

**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**



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.

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

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