

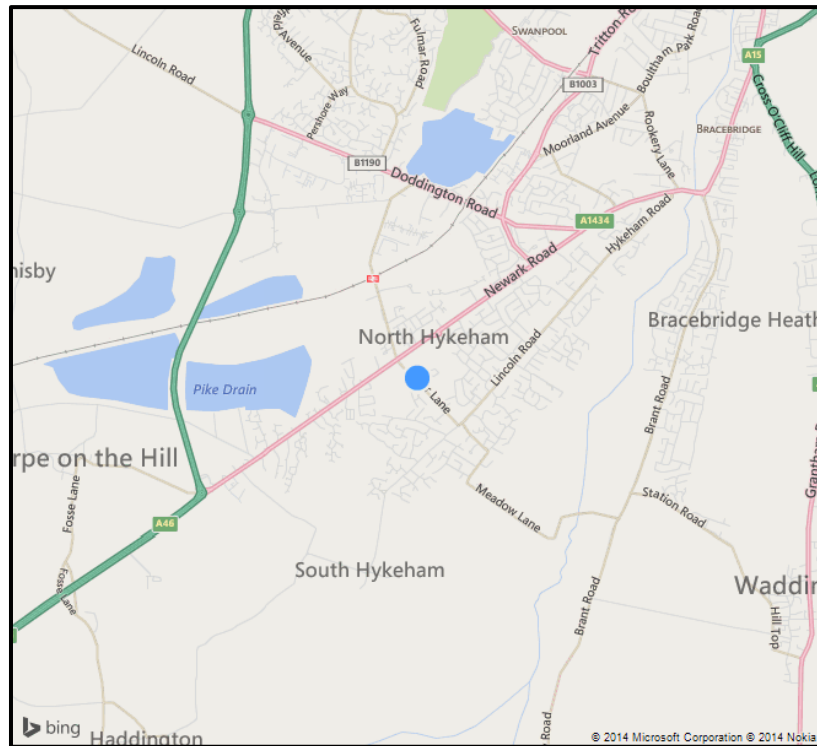
## BUSINESS / INVESTMENT OPPORTUNITY

**79.16 sq m (852 sq ft)**

**1A & 1B MOOR LANE  
NORTH HYKEHAM  
LINCOLN  
LN6 9AE**



## OS SITE PLAN



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## LOCATION PLAN



# FOR SALE

- Shop unit with flat over run from ground floor retail
- Successful owner operated launderette business
- Self-contained flat over currently let at £495 pcm (£5,940 pa)
- Large on-site parking to the rear with development potential – subject to planning
- Site Area 0.13 acres (0.05 hectares)

LOCATION

The property is situated in a busy location along Moor Lane within North Hykeham, close to the busy Hykeham Road/Station Road junction. North Hykeham is a town lying approximately 2 miles south of Lincoln City Centre. It offers a good range of shopping and educational facilities and is a popular residential location. The A46 Lincoln bypass, and dual carriageway to Newark, where access is available to the A1, is approximately 2 miles to the south.

PROPERTY

1A & 1B Moor Lane is a semi-detached property with a launderette and store to the ground floor with front and rear access. The first floor is laid out as a good sized self-contained one bedroom flat.

Externally there is a forecourt to the front and a large car park to the rear.

The site area is 0.13 acres (0.05 hectares).

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice we calculate that the property has the following floor area:-

Ground Floor Launderette: 40.48 sq m (435 sq ft)

First Floor Flat: 38.68 sq m (416 sq ft)

Comprising of kitchen/living room, bedroom and bathroom.

SERVICES

All mains services to include gas, water, drainage and electricity are available and connected to the property.

TOWN AND COUNTRY PLANNING

The ground floor unit has permission for use as a Launderette, a Sui Generis use under the Town and Country Use Classes Order 1987 (as amended).

RATES

Charging Authority: North Kesteven District Council  
Description: Assembly and Leisure  
Rateable value: To be confirmed  
UBR: 0.497  
Period: 2016-2017

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.

BUSINESS

The goodwill and fixtures and fittings of the long established launderette business are included in the sale price. Details of the turnover and profitability of the business are available on request.

TENURE

The whole property and car park are available for sale, freehold, subject to the tenancy of the flat, which is currently occupied on an Assured Shorthold Tenancy, generating £495 per calendar month.

PRICE

£250,000 for the benefit of the freehold interest of the whole property, the goodwill and fixtures and fittings of this long established launderette business.

VAT

VAT will not be charged in addition to the sale price.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates are attached.

VIEWING

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

Contact: James Butcher or Harriet Hatcher  
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