

OS SITE PLAN



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LOCATION PLAN

BANKS LONG&Co

BUSINESS / INVESTMENT OPPORTUNITY 79.16 sq m (852 sq ft) **1A & 1B MOOR LANE NORTH HYKEHAM** LINCOLN **LN6 9AE**



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)

26 Westgate, Lincoln LN1 3BD t 01522 544515 e enquiries@bankslong.com





www.bankslong.com

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

 $\pounds 250,000$ 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: Tel: Email:	James Butcher or Harriet Hatcher 01522 544515 james.butcher@bankslong.com harriet.hatcher@bankslong.com
Ref:	JRB/HH/SP/8347/K14

(JES/L14JESA15/D15/LG/C16)



	C
Energy use	477 kWh
Carbon dioxide emissions	3.8 tonn
Lighting	£41
Heating	£618
Hot water	£91

carbon emissions of one nome with another. To enable this com
standardised running conditions (heating periods, room tempera
they are unlikely to match an occupier's actual fuel bills and carl
impacts of the fuels used for cooking or running appliances, suc associated with service, maintenance or safety inspections. Alw
change over time and energy saving recommendations will evolve
To see how this home can achieve its potential rating please see

	Remember to look for the energy saving rec quick and easy way to identify the most energy
recommended Certification mark	This EPC and recommendations report may information on improving your dwelling's end

Moor Lane Launderette 1a Moor Lane North Hykeham LINCOLN LNG 9AE	
This certificate shows the energy the building fabric and the heat compared to two benchmarks for one appropriate for existing build on the Government's website we	ting, ventilation, or this type of bu lings. There is m
Energy Performance Asset F	lating
More energy efficient A 0-25 B 26-50 C 51-75 D 76-100 E 101-125 F 126-150	Not 2
G Over 150	
Technical Information	
Main heating fuel: Grid Suppli Building environment: Heating an	
Total useful floor area (m ²): Building complexity (NOS level):	41 3
Building emission rate (kgCO ₂ /m ²)	1835.2

The Green Deal will be available from later this year. To fin property cheaper to run, please call 0300 123 1234. ² per year 331 kWh/m² per year per year 2.6 tonnes per year year £25 per year

rryear £74 peryear ective buyers and tenants to compare the fuel costs and arison the figures have been calculated using ure, etc) that are the same for all homes, consequently on emissions in practice. The figures do not include the er TU forties are excerd in the effect the methods.

e recommended measures

nded logo when buying energy-efficient products. It's a cient products on the market. en to the Energy Saving Trust to provide you with erformance.

