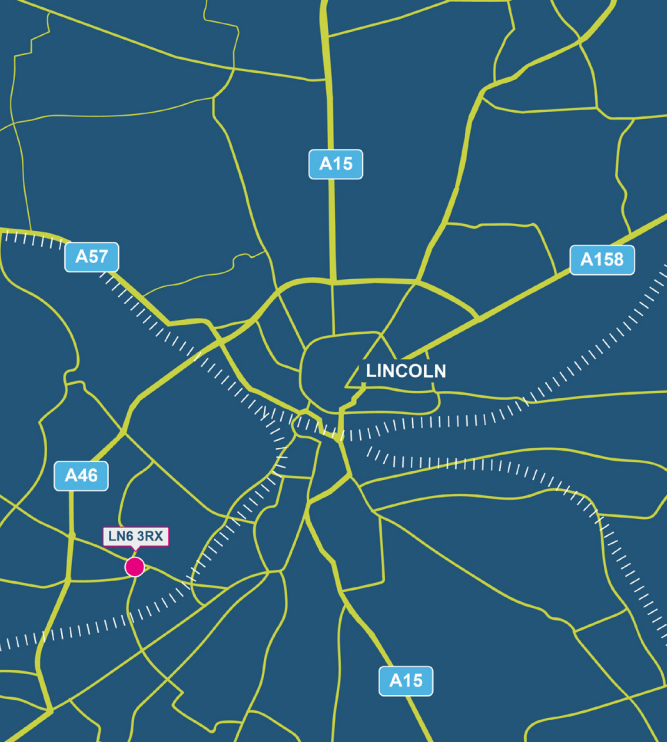




BANKS LONG&Co

DODDINGTON ROAD/WHISBY ROAD, LINCOLN,
LN6 3RX

- High bay warehouse
- Prominent corner position
- 2,627 sq m (28,280 sq ft)
- 0.65 hectares (1.59 acres)
- 11 metre eaves height
- Crane rails in-situ
- **FOR SALE (MAY LET)**



LOCATION

The property occupies a prominent corner position at the junction of the two busy arterial routes of Doddington Road and Whisby Road within the south west business quarter of the Lincoln conurbation. The location is only a short distance from the A46 Lincoln Bypass providing quick access to the A1 (11 miles south west).

PROPERTY

This comprises a substantial detached three bay warehouse with single storey office/staff/WC accommodation along the front elevation. The warehouse bays have a working height of about 11 metres with crane rails left in-situ, solid concrete floors, gas warm air blowers, suspended down lighting, three vehicular access doors and a scissor lift dock level platform. Externally, there are four vehicular access points onto the site providing HGV loading and circulation facilities around the building, a small weigh bridge and car parking along the Whisby Road frontage. There is an electricity substation attached to the north eastern corner of the building.

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: 2,627 sq m (28,280 sq ft)

SERVICES

We understand that all mains services including gas, water, electricity and drainage are available and connected to the property. Interested parties are advised to make their own investigations to the utility service providers.

TOWN AND COUNTRY PLANNING

We are advised by City of Lincoln Council that the property has established use falling within Class B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority: City of Lincoln Council
Description: Warehouse and Premises
Rateable value: £72,500
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 freehold interest of the property is available **for sale**. Alternatively, our clients may consider offering it **to let** by way of a new lease over the property on Full Repairing and Insuring terms.

PRICE/RENT

Price: £1,100,000
Rent: On application

VAT

VAT may be charged in addition to the price/rent at the prevailing rate.

LEGAL COSTS

In the event of a sale each party is to be responsible for their own legal costs incurred in documenting the transaction. In the event of a letting the ongoing tenants are to be responsible for both parties proper and reasonable legal costs.

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

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