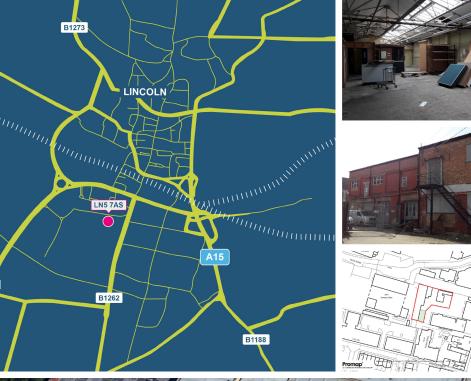


BANKS LONG&Co

TANNERS LANE, LINCOLN, LN5 7AS

- Development opportunity just off the High Street
- 868 sq m (9,338 sq ft)
- Close to St Mark's Shopping Centre and University of Lincoln
- 0.12 hectares (0.29 acres)
- Alternative use potential subject to receipt of necessary planning consent
- FOR SALE/TO LET





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 do not consitute 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 aftin 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 is located fronting Tanners Lane just off Lincoln High Street a short distance from St Marks Shopping Centre, the University of Lincoln and ½ mile south of Lincoln city centre. Surrounding occupiers are both commercial and residential in nature to include the Royal Mail Postal Sorting Office, J D Wetherspoon public house and a range of both student and private residential apartments.

PROPERTY

The property comprises a detached two-storey workshop/storage building of traditional brick wall construction surmounted by a pitched corrugated sheet clad roof. The building is subdivided internally to provide open plan works/storage areas together with allocated office, staff and WC facilities, over ground and first floors.

There is also portacabin style accommodation onsite with the property having an ample hard surfaced yard with gated entrance. The total site area is 0.12 hectares (0.29 acres).

EPC Rating: G190

The energy efficiency of the property will be improved to achieve an EPC level of E or above prior to completion of a letting.

ACCOMMODATION

Having measured the property we calculate that it has the following floor areas:

Total GIA:	868 sq m	(9,338 sq ft)
Portacabin	15 sq m	(161 sq ft)
Store	18 sq m	(190 sq ft)
Offices	98 sq m	(1,052 sq ft)
Lean to Store	32 sq m	(339 sq ft)
Ground & First Floor Workshop	584 sq m	(6,290 sq ft)
Ground Floor Workshop	121 sq m	(1,306 sq ft)

VAT

VAT may be applicable at the prevailing rate.

SERVICES

We understand that mains supplies of gas, water, electricity and drainage are available to the property. Interested parties are advised to make their own investigations to utility providers.

TOWN AND COUNTRY PLANNING

We are advised by the Local Planning Authority that the property has an established use as a workshop as falling within Class B1 (Light Industrial) of the Town and Country Planning (Use Classes) Order 1987. We are of the opinion that the property offers potential for alternative use development subject to receipt of necessary planning consent. Interested parties are advised to make investigations to Lincoln City Council Planning Department.

RATES

Charging Authority: Lincoln City Council

Description: Workshop and Premises

 Rateable value:
 £16,000

 UBR:
 0.504

 Period:
 2019-2020

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 is available For Sale, subject to vacant possession. Alternatively, our clients may consider offering a lease of the premises.

The owners of 137 to 141 High Street have a right of access and egress by vehicle or on foot over the area hatched in green on the attached site plan.

PRICE/RENT

OIEO £450,000 Rent £17,000 pax

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.

Contact: William Wall T: 01522 544515

 $\hbox{\bf E:} will iam.wall@bankslong.com$

Ref. 100/2016/19C