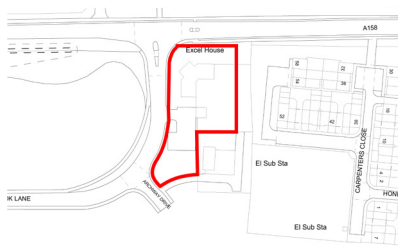




BANKS LONG&Co

EXCEL HOUSE, MILLBROOK BUSINESS PARK,
LINCOLN ROAD, WRAGBY, LN8 5AB

- Prominent main road position
- Alternative use potential, subject to planning permission
- 176 sq m (1,894 sq ft)
- Immediately available
- Ideal for expanding local businesses
- **FOR SALE**



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 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 agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute 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 faith 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 the A158 Lincoln Road on the western edge of Wragby, forming part of the Millbrook Business Park.

Wragby itself has a resident population of 2,469 (2011 census) and is located approximately 12 miles north east of Lincoln and 8 miles south of Market Rasen.

PROPERTY

The property comprises a modern detached single storey office providing a range of open plan and private accommodation with complementary meeting room, staff and WC facilities.

The building occupies an ample plot of land that provides a garage, allocated car parking spaces and extensive landscaping.

ACCOMMODATION

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

Total NIA: 176 sq m (1,894 sq ft)

The site extends to 0.26 hectares (0.64 acres)

SERVICES

We understand that mains services including water, drainage and electricity are available and connected to the property. Heating is via an oil fired system.

These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Class B1 (Offices) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Alternative uses may be deemed appropriate subject to receipt of necessary Planning Consent.

RATES

Charging Authority: East Lindsey District Council

Description: Office and Premises

Rateable value: £12,000

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 property is available **For Sale** freehold

PRICE

OIRO £350,000

SERVICE CHARGE

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of Millbrook Business Park.

Building insurance will be charged in addition.

VAT

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

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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