

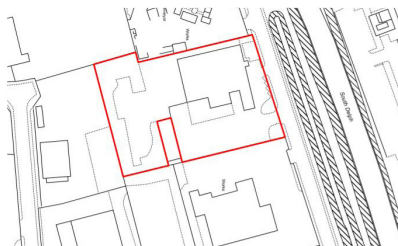
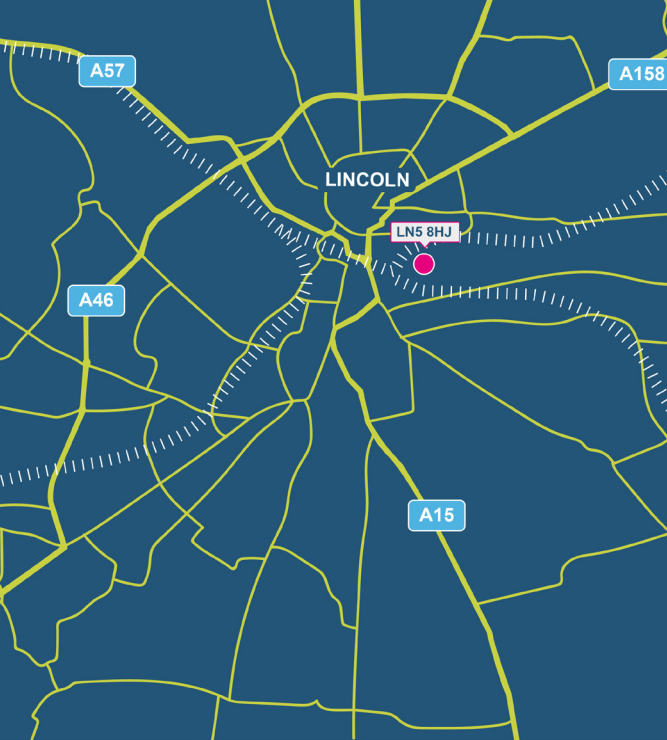


**BANKS
LONG&Co**

74-76 GREAT NORTHERN TERRACE, LINCOLN,
LN5 8HJ

INDUSTRIAL

- Available as a whole or part
- 487 sq m (5,240 sq ft)
to 1,085 sq m (11,678 sq ft)
- Extensive yard
- Accessible central location
- **FOR SALE / TO LET**
- **Price** : £500,000 for the whole
- **Rent** : £42,000 p.a.x. for the whole



LOCATION

The property is located fronting Great Northern Terrace in an established industrial estate with neighbouring occupiers including Johnstones Decorating Centre and A Plant. Great Northern Terrace is located approximately 1 mile east of Lincoln City Centre and its road connections have been improved over recent years with completion of the East West Link Road.

PROPERTY

The property comprises a detached warehouse/ industrial building of steel portal frame construction with corrugated sheet clad elevations and similarly clad pitched roofs incorporating translucent roof panels. The warehousing has 2 main bays, lean-to workshop and two storey offices to the front. Internally the warehousing has a solid concrete floor, suspended lighting, 5.5m minimum working height, 5 tonne crane and vehicular access doors.

Externally, there are ample circulation, loading and parking areas around the building with expansion land to the rear.

The neighbouring Great Northern House shares access and parking within the external yard.

The site area totals 0.57 hectares (1.41 acres) of which 0.16 hectares (0.40 acres) comprises the rear storage land.

EPC Rating: C62

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Property Measurement Guidance, we calculate that it provides the following floor area:

Unit 1	487 sq m	(5,240 sq ft)
Unit 2	598 sq m	(6,438 sq ft)

Total GIA: 1,085 sq m (11,678 sq ft)

SERVICES

We understand that mains supplies of gas, water, drainage and electricity 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 understand that the property holds consent for uses within Class B2 (General Industrial) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Alternative uses may be deemed appropriate subject to necessary planning consent. 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: £47,500 and £4,950
UBR: 0.512
Period: 2020-2021

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 or **To Let** either as a whole or part, by way of a new Full Repairing and Insuring lease for a period of years to be agreed.

PRICE/RENT

Price : OIRO £500,000

Rent : Unit 1 - £17,000 per annum exclusive
Unit 2 - £21,000 per annum exclusive
Land - £4,000 per annum exclusive

SERVICE CHARGE

A service charge may be levied for common parts.

VAT

VAT may be charged in addition to the price/rent 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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Ref. 1238/2020C