

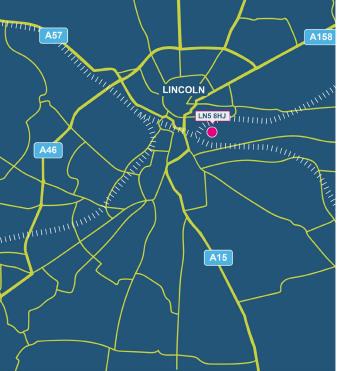
# BANKS LONG&Co

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











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 identify 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 for bas any authority to make or quie any representation or warranty whatever in relation to this property.

#### **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.

Contact: Harry Hodgkinson T: 01522 544515

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