



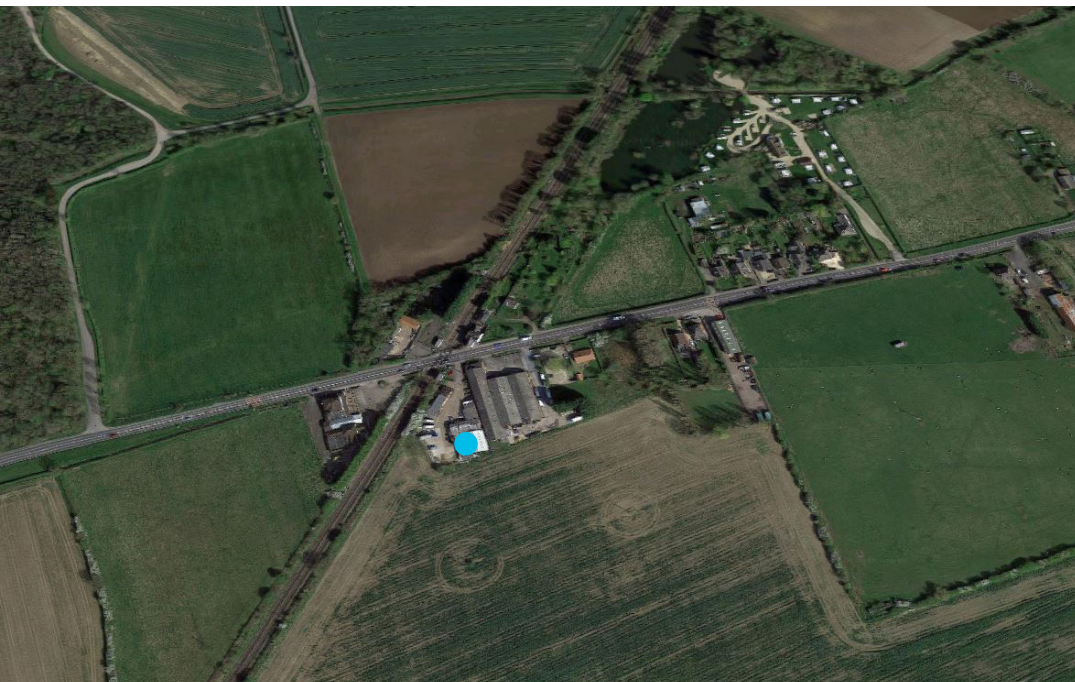
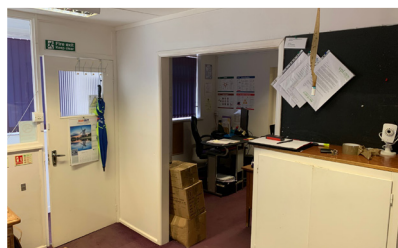
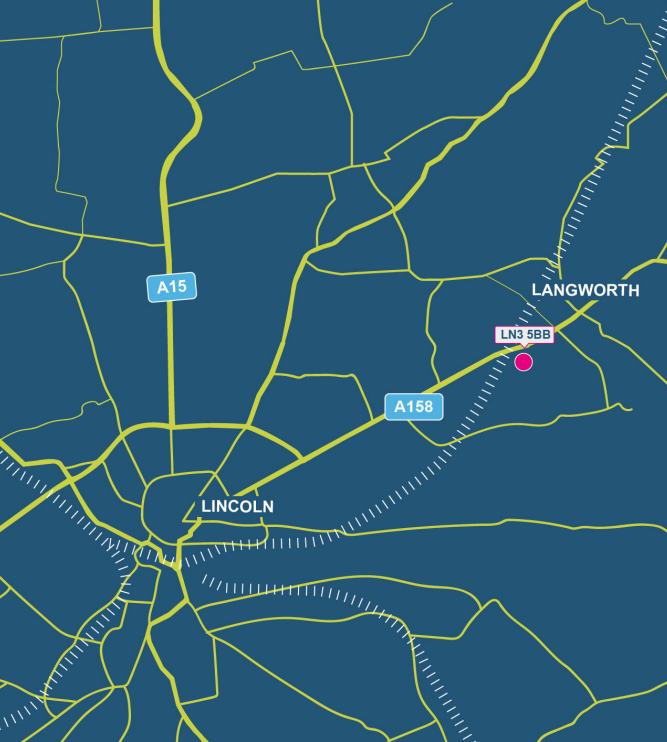
**BANKS  
LONG&Co**

STATION ROAD, LANGWORTH, LINCOLN, LN3 5BB

#### INDUSTRIAL COMPLEX

- Prominent position
- 568 sq m (6,114 sq ft)
- Cost-effective accommodation
- Self-contained yard area
- Alternative use potential, subject to planning consent
- **FOR SALE**





## LOCATION

The property occupies a prominent position fronting the A158 Station Road/Wragby Road at the western edge of the village of Langworth.

Lincoln is located approximately 6 miles west, providing quick access to the A46 bypass leading onto the regional road network.

## PROPERTY

The property comprises a complex of single storey workshop, storage, office, staff and WC accommodation of varying age, size and specification arranged around a yard that provides circulation, loading and parking.

## ACCOMMODATION

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

Office/storage building	105 sq m	(1,130 sq ft)
Workshop	289 sq m	(3,111 sq ft)
Lean to areas	174 sq m	(1,873 sq ft)

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**Total GIA:** **568 sq m (6,114 sq ft)**

The property has a total site area of 0.22 hectares (0.55 acres).

## SERVICES

We understand that mains supplies of water and electricity are available and connected to the property. 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 (Light Industrial) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The premises may be deemed suitable for alternative commercial uses, subject to receipt of necessary Planning Consent. Interested parties are advised to make their own investigations to the Local Planning Authority.

## RATES

**Charging Authority:** West Lindsey District Council  
**Description:** Workshop and Premises  
**Rateable value:** £8,400  
**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, subject to vacant possession.

## PRICE

**OIEO £225,000**

## VAT

We are advised that VAT will not be chargeable in addition to the sale price.

## 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  
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**Ref.** 10009/2020F