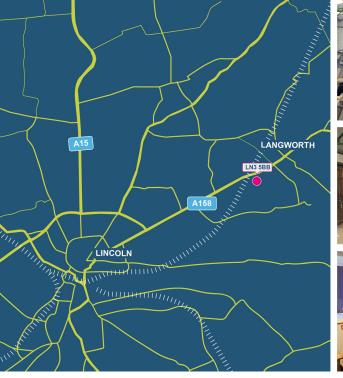


# BANKS LONG&CO STATION ROAD, LANGWORTH, LINCOLN, LN3 5BB

# 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**











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 (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lesses and thon or 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 tensarts should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to find 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 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:

Total GIA:	568 sq m	(6,114 sq ft)
Lean to areas	174 sq m	(1,873 sq ft)
Workshop	289 sq m	(3,111 sq ft)
Office/storage building	105 sq m	(1,130 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 T : 01522 544515 E : harry.hodgkinson@bankslong.com Ref. 10009/2020F