



**Motor Trade Complex, Outer Circle Road, Lincoln,
LN2 4LD**

#1174/2024B

Motor Trade Complex

Outer Circle Road, Lincoln, LN2 4LD



Agreement

For Sale/To Let



Detail

Motor Trade Complex



Price/Rent

OIEO £2.5m
Rent - £250,000 p.a.x



Size

4,326.94 sq m (46,573 sq ft)
on 1.12 hectares (2.78 acres)



Location

Lincoln, LN2 4LD



Property ID

#1174/2024B

For Viewing & All Other Enquiries Please Contact:



WILLIAM WALL
BSc (Hons) MRICS
Director

will.wall@eddisons.com
07717 546269
01522 544515



CAMERON MCRAE
BSc (Hons)
Surveyor

cameron.mcrae@eddisons.com
07929 105394
01522 544515

Property

The property comprises an extensive motor-trade complex that has been upgraded/refurbished over the years and currently provides 3 car sales showrooms, workshops, bodyshops, valeting bays, parts stores, mezzanine storage, offices, staff and wc facilities.

The showrooms have suspended ceilings with inset lighting and air conditioning in 2 of the 3 areas, painted plastered walls, display windows and tiled floors. The main workshop and stores have sealed concrete floors and either blockwork or stud walls but the 'Masterfit' workshop is tiled providing a higher quality of finish. A mezzanine storage area extends over the central section of the property providing additional parts storage accessed by two metal staircases.

At the rear of the workshops is a small two storey section accommodating a staff room and locker room at first floor level. Administrative accommodation is housed within the three storey brick built, partially cement rendered, 'tower' at the front of the property. Valeting facilities are housed within booths sited in a partially open sided area adjacent to the workshops at the rear of the property and a detached workshop building to the rear.

It has a long frontage to and access off the busy Outer Circle Road together with a return frontage and additional access off Bishops Road. There are ample car sales and customer parking spaces.

Energy Performance Certificate

Rating: D99

Services

We understand that mains water, electricity, gas and drainage supplies are available and connected to the property. There are radiators installed in certain office areas, air conditioning units in 2 of the showrooms and warm air blowers in workshops. PV panels have been installed on one roof. Details available on request. Service media have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within the Sui Generis (motor-trade) use class of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Interested parties are advised to make their own investigations with the Local Planning Authority.

Accommodation

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

Area	m ²	ft ²
Showroom/Office (2& 4C)	545.23	5,869
Showroom (1)	585.06	6,298
Reception (4a GF)	70.45	758
Front Office (4a FF)	40.82	439
Front Office (4a SF)	40.82	439
Car Workshop (6)	284.09	3,058
Car Bodyshop (7)	254.27	2,737
Car Valeting (8)	421.24	4,534
Washer (3)	288.67	3,107
Showroom and Workshop (5/5a)	586.59	6,314
Rear Office (4e FF)	48.14	518
Parts Storage (4e, 4d, 4b)	361.67	3,893
Parts Storage Mezzanine	229.38	2,469
Valet Bay (9)	294.08	3,165
Valet Bay Mezzanine	276.43	2,975
Total GIA	3,821.13	41,129
Mezzanines	505.81	5,444
Total	4,326.94	46,573

A Schedule of the various floor areas is available upon request. The total site area is 1.12 hectares (2.78 acres)

Rates

Charging Authority: City of Lincoln Council
Description: Car Showroom and Premises
Rateable value: £267,500
UBR: 0.512
Period: 2023-2024

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 either **For Sale** with vacant possession or **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Price/Rent

Price = OIEO £2,500,000

Rent = £250,000 per annum exclusive

VAT

VAT will 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.

Location

The property occupies an extremely prominent corner site with extensive frontage to Outer Circle Road immediately to the south of its junction with Bishops Road, about 1½ miles to the north east of Lincoln city centre and close to Lincoln bypass.

Outer Circle Road is one of the most popular motor showroom pitches in the City and several other large dealerships are located nearby to include Vertu Honda, Vertu VW, & Evans Halshaw Ford. Also neighbouring retail warehouses include Wickes, Magnet & Dunelm.





