



Station Approach, Station Road

Langworth, Lincoln, LN3 5BB

Guide Price £199,950 (For Sale) or £15,000 Per Annum (To Let)

We are pleased to offer for sale this rare opportunity to purchase a Freehold office building with a large secure level yard. The accommodation extends to 118.5 sq.m (1,275 sq.ft) and the site area is 0.2 acres being level, secure and gravelled making it particularly interesting for those businesses requiring external storage space, in addition to well-presented office accommodation.





LOCATION

Station Approach is located adjacent to the railway line and accessed directly off Station Road as you enter the village of Langworth travelling from Lincoln. Langworth is located approximately 6 miles north-east of Lincoln City Centre and is well-served by road-links via the nearby outer ring road linking the A15 and A46, which links the area to the National Motorway Network as well as other major towns and cities.

ACCOMMODATION

The office accommodation at ground floor level is principally open-plan having a width of 12.3 metres and a depth of 6.3 metres with a kitchen area and WC compartment off. The open-plan ground floor space has bi-folding doors opening onto the outside space and a staircase provides access to first floor offices, with shower rooms and WC facilities. The ground floor accommodation extends to 77.5 sq.m and the first floor accommodation extends to 41 sq.m.

SERVICES

Mains electricity and water are connected. Drainage is to a private treatment plant.

EPC RATING – B



TENURE

The property is understood to be held on a Freehold basis. Alternatively, the premises are available to let under a Lease agreement for a term of years to be agreed at an initial annual rent of £15,000. The ingoing Tenant to be responsible for the Agent’s referencing fee (£120 inc VAT), together with the Landlord’s reasonable legal fees for the production of the Lease. A deposit may also be payable.

BUSINESS RATES

Rateable Value - £3,650

Small Business Multiplier (2023/2024) 49.9p in the £. The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

VAT

VAT to be confirmed.

VIEWINGS

By prior appointment through Mundys.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

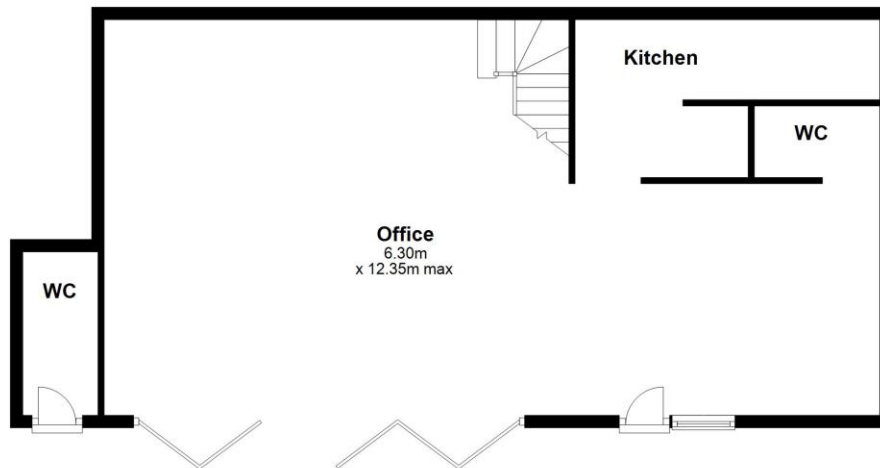
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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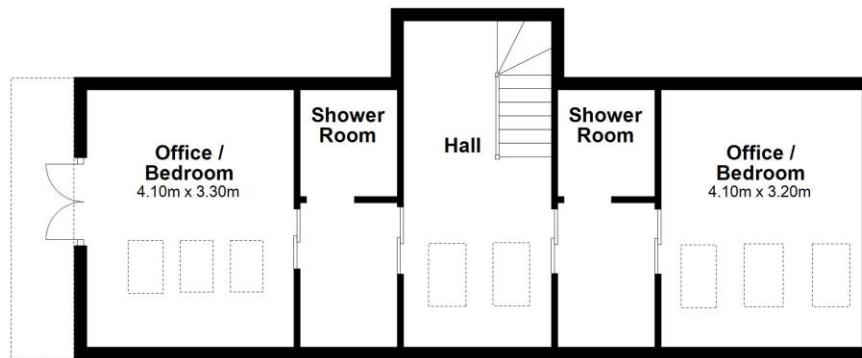
Ground Floor

Approx. 81.2 sq. metres



First Floor

Approx. 53.2 sq. metres



Total area: approx. 134.4 sq. metres

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net)
Plan produced using PlanUp.

29-30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
commercial@mundys.net
01522 556088

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

