



## 1 Bentley Drive

Bracebridge Heath, Lincoln, LN4 2QW

**Guide Price £585,000**

### **Detached Office and Workshop Building with Residential Development Potential Subject to Planning**

Formerly a residential property but more recently converted into office accommodation with ancillary stores/warehouse, this versatile property is considered suitable for a variety of uses, providing extensive office accommodation on two floors, together with warehousing to the rear and ample car parking including 19 allocated car spaces to the rear. The property extends, in total, to 400 sq.m (4,300 sq.ft) and is currently subject to a change of use planning application for residential redevelopment. Further details are available on request. Given that the property is located within a popular residential area, redevelopment of this site is sure to be of interest to local Investors/Developers.



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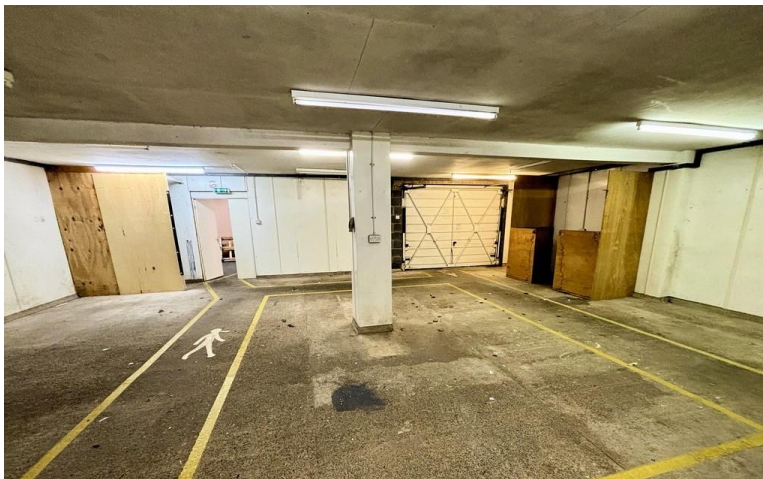


**LOCATION**

Bracebridge Heath is situated approximately three miles south of Lincoln. Bentley Drive is accessed directly off Grantham Road (A607), being a particularly popular residential location, convenient for a range of local amenities including Tesco Express, Lincolnshire Coop and The Blacksmith's Arms Public House. Bracebridge Heath is also excellently placed for access to the National Infrastructure Network via the A15 and Eastern Bypass.

**DESCRIPTION**

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## SERVICES

Mains drainage, gas, electricity and water are connected. Two gas fired boilers have recently been installed providing central heating throughout the accommodation.

## EPC RATING – D

## TENURE

The property is understood to be available on a Freehold basis with the benefit of Vacant Possession upon completion.

## PLANNING

The property is currently classified as Class E (Commercial Business & Services use) which covers a wide range of business uses. More recently, a planning application has been made for converting the building into residential use as set out within planning application number: 23/1414/PMA lodged with North Kesteven District Council.

## BUSINESS RATES

Rateable Value - £12,250

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 is not chargeable in addition to the purchase price.

## VIEWINGS

By prior appointment through Mundys.

## WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

## SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

## BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

## GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

## NOTE

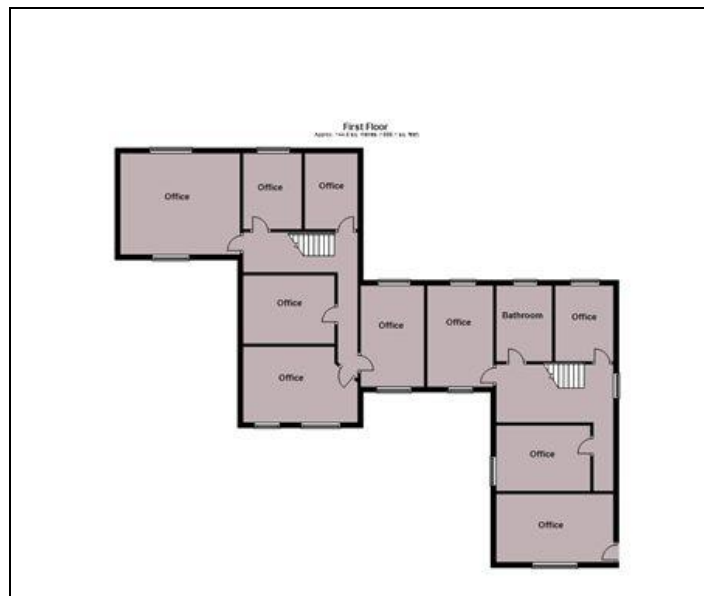
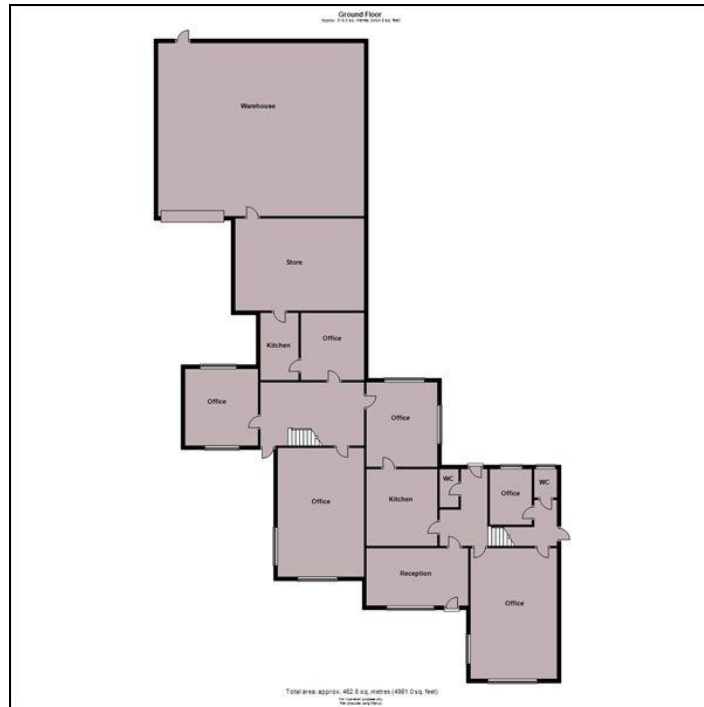
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## 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 are for themselves and the vendors (Lessors) for whom they act as Agents given 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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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.

