



The Old Fire Station

Queen Street, Bardney, Lincoln, LN3 5XF

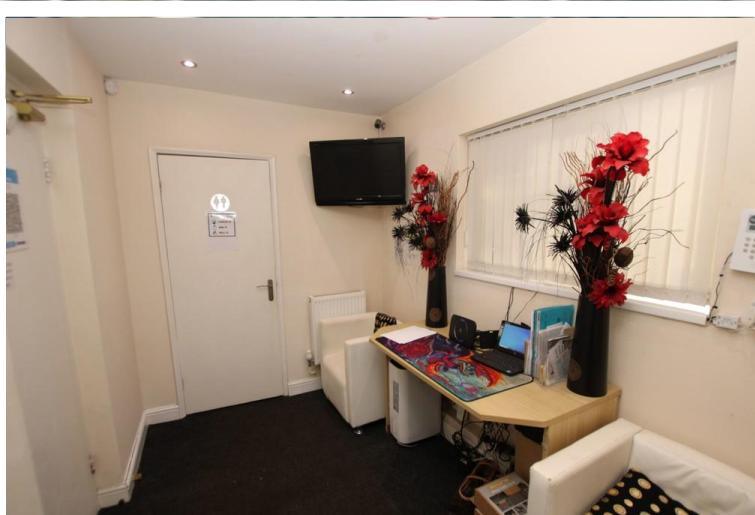
Price £175,000

Workshop/Business Unit For Sale

This is a rare opportunity to purchase a Freehold Workshop/Office Building with yard and parking space located centrally within the popular village of Bardney, approximately 10 miles east of Lincoln. The building extends to 123 sq.m (1,324 sq.ft) with accommodation at ground and first floor level comprising workshop space, offices and stores at ground and first floor level. In addition, there are external stores attached to the side of the building and freestanding containers to the rear which are all available if required. The property occupies a plot of 0.15 acres.



The Old Fire Station, Queen Street, Bardney, Lincoln, LN3 5XF



LOCATION

Queen Street is located between Wragby Road (B1202) and Silver Street, within the village centre. Bardney is a popular village with a good range of local amenities located approximately 10 miles east of Lincoln City Centre and 6 miles south of Wragby.

DESCRIPTION

This is a rare opportunity to purchase a Freehold Workshop/Office Building with yard and parking space located centrally within the popular village of Bardney, approximately 10 miles east of Lincoln. The building extends to 123 sq.m (1,324 sq.ft) with accommodation at ground and first floor level comprising workshop space, offices and stores at ground and first floor level. In addition, there are external stores attached to the side of the building and freestanding containers to the rear which are all available if required. The property occupies a plot of 0.15 acres.





ACCOMMODATION

Internally the ground floor accommodation comprises a reception entrance area with WC compartment off and access to the main workshop/stores, which have the benefit of a roller shutter vehicle access door and 4 meters minimum working headroom. There is a fully equipped catering kitchen off together with an office/meeting room to the rear. At first floor level, there is a further office and mezzanine store, overlooking the workshop space.

SERVICES

Mains electricity, water and drainage are connected including a Three-Phase Power Supply.

EPC Rating - G

TENURE

Freehold.

BUSINESS RATES

Rateable Value - £3,300

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

Prospective tenants should make their own enquiries regarding Small Business Rates Relief.

VAT

The Vendor has confirmed that VAT is payable on the purchase price.

LEGAL COSTS

Each party are responsible for their own legal costs.

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

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 in to 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

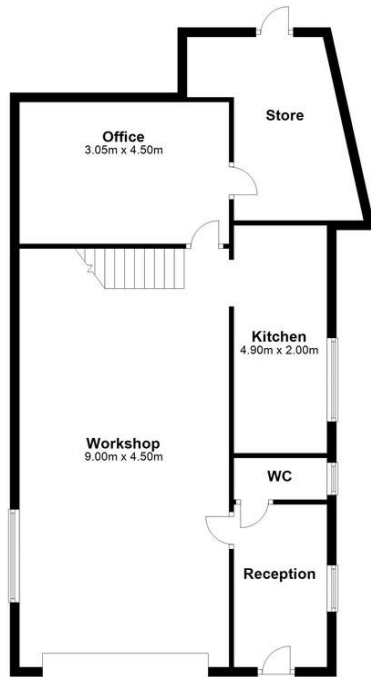
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

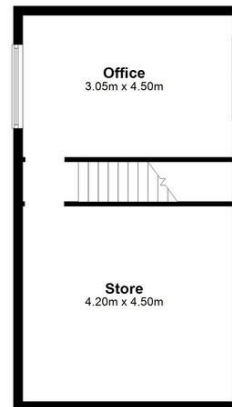




Ground Floor
Approx. 85.8 sq. metres



First Floor
Approx. 37.4 sq. metres



Total area: approx. 123.1 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
commercial@mundys.net
01522 556088

22 Queen Street
Market Rasen
LN8 3EH

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.

