



## Showroom & Workshop Premises Skellingthorpe Road, Lincoln, LN6 0EJ

**Guide Price £695,000**

We are pleased to offer for sale this very rare opportunity of acquire a Freehold Showroom & Workshop Building with Vacant Possession, prominently fronting onto Skellingthorpe Road (B1378), close to its junction with the railway crossing. The site currently accommodates a furniture showroom with large car park fronting onto Skellingthorpe Road, whilst to the rear is a separate vehicle repair and MOT centre, together with further ancillary car parking. The site is, therefore, considered suitable for use by a single occupier or could be continued to be occupied separately. The property occupies a site area of 0.56 acres and the showroom accommodation extends to 449 sq.m (4,833 sq.ft). The rear workshop accommodation extends to a further 139 sq.m (1,495 sq.ft). In addition to the existing use of the premises, the site is considered to have potential for residential development, subject to the necessary Planning Consents required.



## Showroom & Workshop Premises, Skellingthorpe Road, Lincoln, LN6 0EJ

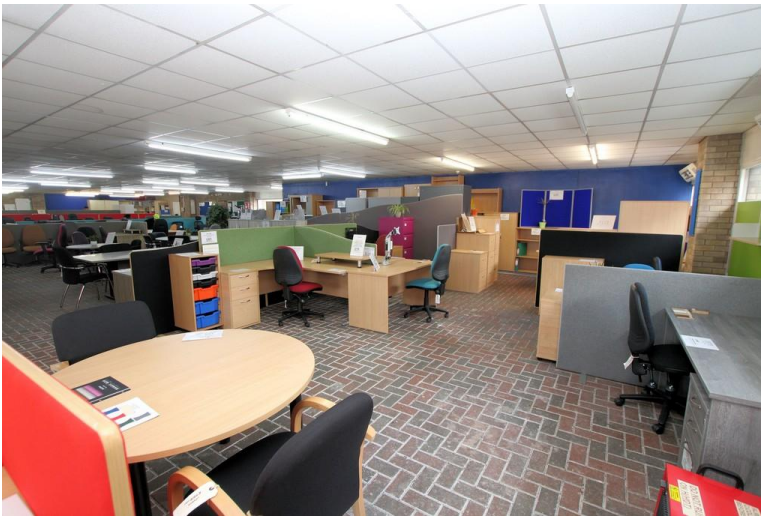


### LOCATION

The property is prominently located with frontage onto Skellingthorpe Road and access from Sixfield Close, close to the junction of Skellingthorpe Road with the level crossing. Skellingthorpe Road is located approximately three miles south-west of the City Centre, accessible via the nearby Tritton Road (A1192). Additionally, there is excellent access to the East Midlands and National Motorway Network via the A46 Bypass which is also accessed directly off Skellingthorpe Road.

### DESCRIPTION

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The rear workshop accommodation extends to a further 139 sq.m (1,495 sq.ft). In addition to the existing use of the premises, the site is considered to have potential for residential development, subject to the necessary Planning Consents required.

#### **ACCOMMODATION**

Showroom with frontage onto Skellingthorpe Road, being open-plan and having a width of 30m and depth of 16m and an extensive glazed frontage onto a dedicated tarmac surfaced car park. To the rear there are male and female WC facilities which are shared with the rear workshop/garage premises.

The principal workshop incorporates two vehicle access bays, currently fitted with ramps and MOT testing equipment. In addition, there is a further roller shutter door providing vehicular access and giving access to a works office. In addition, there is a customer reception area and storage compartment with ample vehicle parking surrounding the premises. The workshop element of the building extends to 139 sq.m (1,495 sq.ft).

#### **SERVICES**

Mains electricity, drainage and water are connected including a Three-Phase power supply. Gas is also understood to be available but not currently connected.

#### **EPC RATING – B**

#### **TENURE**

The property is understood to be held on a Freehold basis.

#### **BUSINESS RATES**

Rateable Value for Showroom - £22,500

Rateable Value for Vehicle Repair Workshop - £7,100

Small Business Multiplier (2023/2024) 49.9p in the £.

The property qualifies for Small Business Rates Relief, depending on individual circumstances.

#### **VAT**

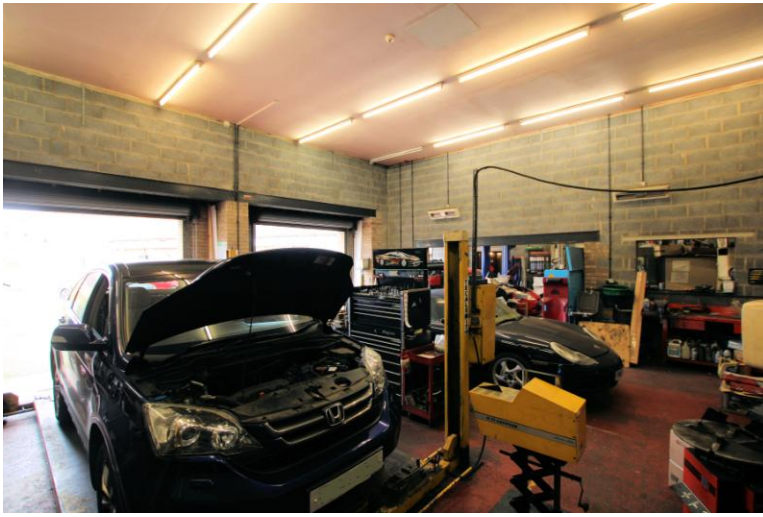
VAT to be confirmed.

#### **LEGAL COSTS**

Each party are responsible for their own legal costs.

#### **VIEWINGS**

By prior appointment through Mundys Commercial – 01522 556088 or [commercial@mundys.net](mailto:commercial@mundys.net).



**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)

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**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.

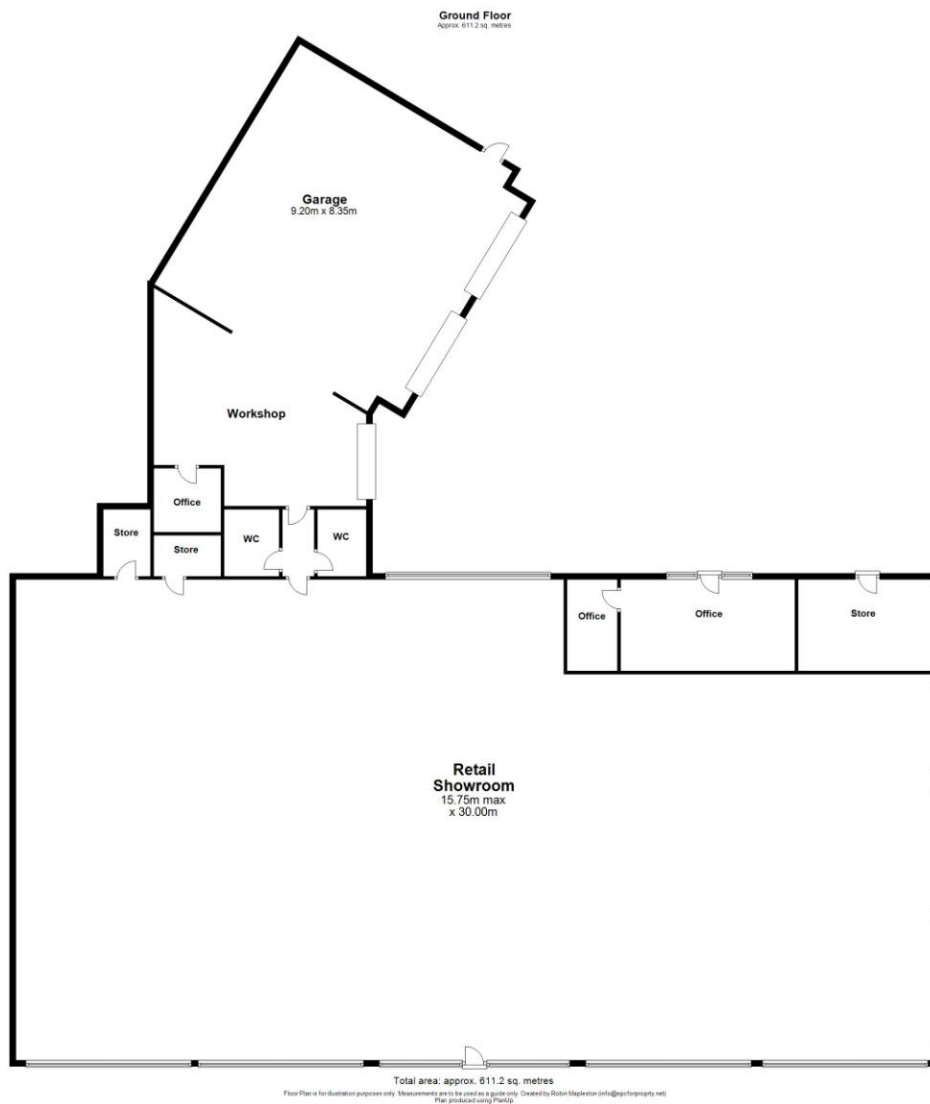
**GENERAL**

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.

