



DETACHED OFFICE & WORKSHOP BUILDING TO LET

1 Bentley Drive, Bracebridge Heath, Lincoln, LN4 2QW

Rent £2,500 PCM

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). Planning Consent has now been granted for conversion of the building into residential use. Further details are available on request.



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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





LEASE TERMS

The property is available to Let for a term of years to be agreed on a Full Repairing & Insuring Basis, subject to three yearly rent reviews. The incoming Tenant would be responsible for the Agent's referencing fee of £120 inc VAT per person named on the Lease and the Landlord's reasonable legal costs involved in the preparation of the Lease. A deposit may also be payable.

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 understood to be chargeable on the rent.

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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