

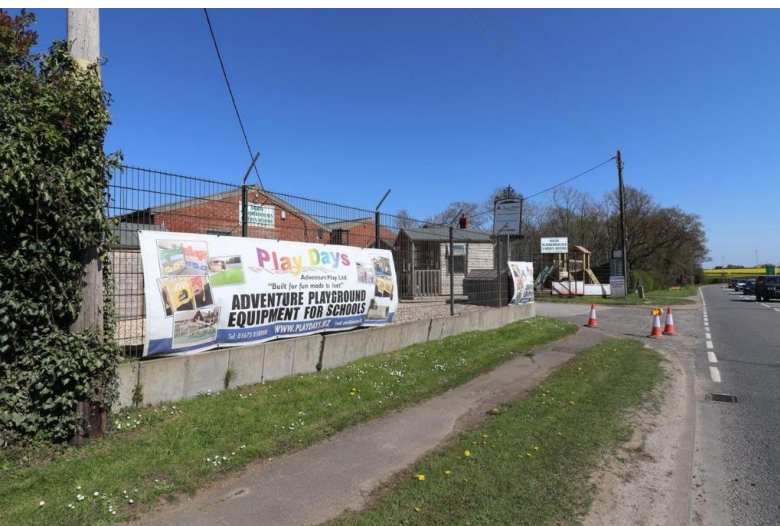


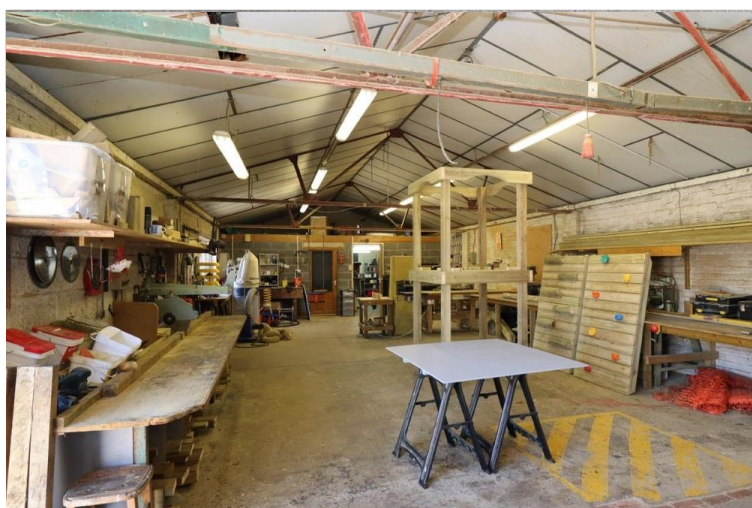
Unit 1 Horncastle Road

Wragby, Market Rasen, LN8 5RB

Price £150,000

We are pleased to offer for sale this prominently positioned workshop unit, extending to 172 sq.m (1,850 sq.ft), which includes a secure yard/roadside display area fronting onto Horncastle Road (A158). The property is located within the popular village of Wragby, having a good range of local amenities. The Cathedral City of Lincoln is 13 miles to the west. The property is considered suitable for a variety of business uses.





LOCATION

This business opportunity is located within the popular village of Wragby, fronting directly onto Horncastle Road (A158). Wragby is a popular village, well-served by local amenities and located approximately 13 miles east of the Cathedral City of Lincoln and 30 miles west of the coastal resort of Skegness.

DESCRIPTION

We are pleased to offer for sale this prominently positioned workshop unit, extending to 172 sq.m (1,850 sq.ft), which includes a secure yard/roadside display area fronting onto Horncastle Road (A158). The property is located within the popular village of Wragby, having a good range of local amenities. The Cathedral City of Lincoln is 13 miles to the west. The property is considered suitable for a variety of business uses.

ACCOMMODATION

The workshop is of brick construction with a pitched corrugated sheet roof, having a frontage of 21.1m and a depth of 6.9m, with vehicle loading access doors. In addition, there is a side store/workshop 3m x 7m which also has double doors giving additional access to the outside display space/yard area. In total the plot size extends to 474 sq.m.





SERVICES

Mains electricity, water and drainage are connected. The WC is shared with neighbouring units.

EPC RATING – Not applicable.

TENURE - Freehold.

BUSINESS RATES

Rateable Value - £7,500

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

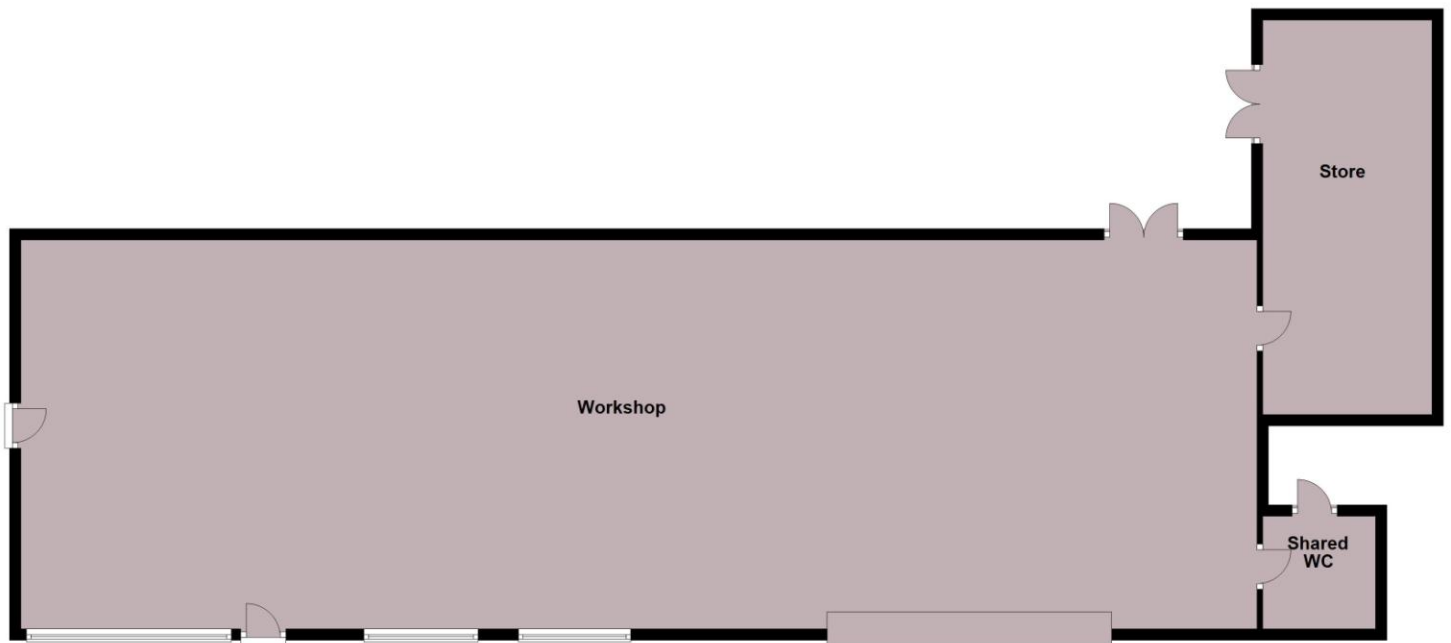
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



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.

