



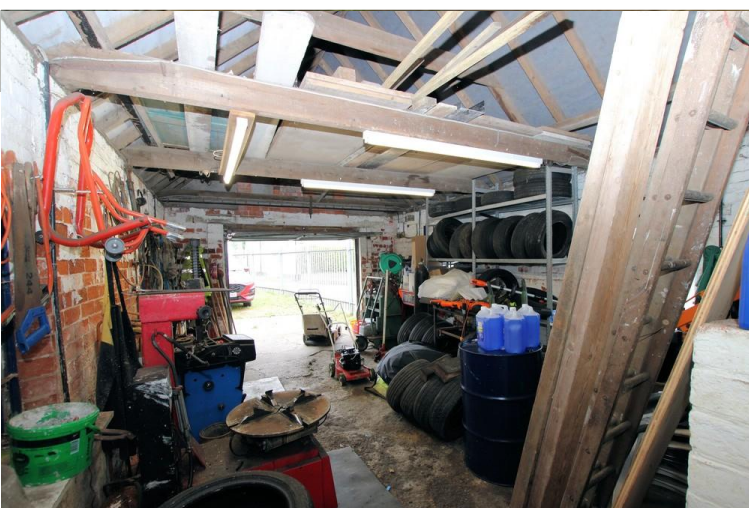
## Garage/Workshop Premises with Yard

Stow Park Road, Stow, Lincoln, LN1 2DD

**Price £185,000**

We are pleased to offer this rare opportunity to acquire a workshop with office and secure yard within the picturesque village of Stow. The property currently trades as a successful vehicle repair garage/workshop, but is considered suitable for a variety of alternative uses. The buildings on site provide for 96 sq.m (1,034 sq.ft) of office and workshop accommodation. In addition, there is further storage accommodation extending to 25 sq.m (270 sq.ft), all occupying a prominent site extending to 460 sq.m (4,950 sq.ft). The yard area is secure, being enclosed by palisade fencing with gates and viewing is highly recommended. The sale also includes an extensive range of business fixtures and fittings including vehicle ramps etc.



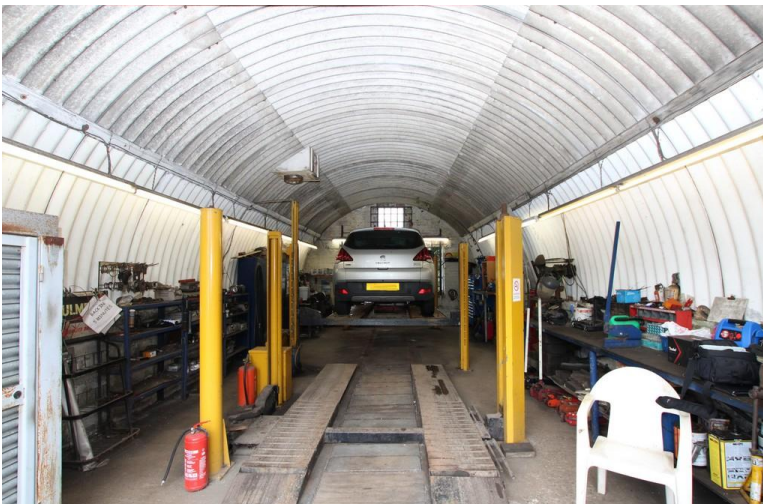


#### LOCATION

The property is prominently located on the junction of Sturton Road and Stow Park Road, situated centrally within the picturesque village and located adjacent to the well-regarded 'Cross Keys' Public House and the impressive St. Mary's Church. Stow is located approximately 10 miles north-west of the Cathedral City of Lincoln and larger nearby villages including Saxilby, some 5 miles to the south, offer an excellent range of day to day amenities.

#### DESCRIPTION

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## ACCOMMODATION

This briefly comprises;

Main Garage/Workshop - 5.4m x 9.8m

Having an electronically operated roller shutter vehicle access door and two vehicle ramps.

Smaller Vehicle Repair Shop - 4.3m x 9.4m

Comprising additional workspace with ancillary kitchen and WC facilities to the rear, also having a loading access door.

First Floor Office - 3.3m x 4.2m

With fluorescent lighting and double glazing windows.

Lean-to Store - 3.5m x 4.2m

Located adjacent to the main workshop.

Basement Store - 3.5m x 2.9m

Located directly underneath the main office area.

## OUTSIDE

This cluster of buildings occupies a secure surfaced site, enclosed by palisade fencing with gates, making it ideal for businesses that require secure storage for vehicles and materials.

## SERVICES

Mains drainage, electricity and water are connected. A single phase power supply is installed.

EPC Rating - To be confirmed.

## TENURE

Freehold.

## BUSINESS RATES

The property has a Rateable Value of £2,850.

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

VAT is not understood to be chargeable in addition to the purchase price.

## FIXTURES & FITTINGS

A range of business fixtures and fittings are included in the sale and a full inventory of all such fittings is available to all seriously interested parties.

## VIEWINGS

By prior appointment through Mundys.





Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston (info@epctorproperty.net)  
Plan produced using PlanUp.

**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. Mundy's 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 Mundy's 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 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.

