



Detached House and Vehicle Repair Workshop/MOT Station For Sale
6 High Street, Corringham, Gainsborough, DN21 5QN

Guide Price £450,000 (Plus Stock at Valuation)

We are pleased to offer for sale this unique opportunity to purchase a well-presented Three Bedroom Detached House, together with the adjacent Vehicle Repair Workshop/MOT Bay with Petrol Filling Station having an excellent long-established local reputation, with a healthy turnover and profit margin. This opportunity would ideally suit a prospective purchaser looking to relocate or consider a change of lifestyle, with the business being offered as a 'Going Concern' with all fixtures and fittings included. Alternatively, the property may be of interest to Investors/Developers looking to take advantage of this prominently located site within a popular Lincolnshire Village.





LOCATION

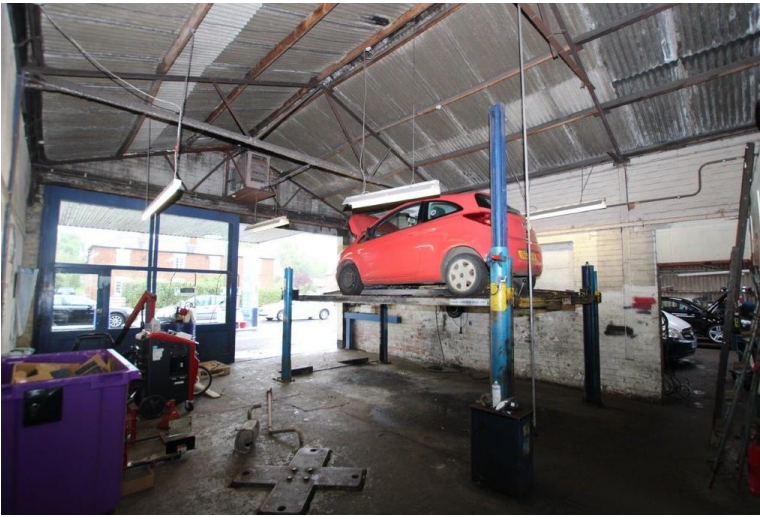
High Street is the main thoroughfare running through Corringham Village, which provides a direct-link between Gainsborough, some 4 miles to the west and Market Rasen, which is approximately 17 miles to the east. The Cathedral City of Lincoln is located approximately 18 miles to the south-east.

ACCOMMODATION

The well-appointed detached house has been upgraded in recent years with modern kitchen and bathroom fittings and offers at ground floor level; Entrance Hallway, large open-plan Lounge/Dining Room, Fitted Kitchen, Fourth Bedroom/additional Reception Room and WC Compartment. At first floor level, there are three generously proportioned Bedrooms and a Bathroom/WC with separate shower cubicle..

The garage/workshop has prominent frontage onto High Street (A631) and incorporate a petrol filling station to the forecourt frontage, whilst the workshop accommodation extends, in total, to 285 sq.m (3,067 sq.ft) comprising vehicle workshop bays and an MOT station with ancillary offices and stores together with the retail space for the petrol filling station.





SERVICES

The house and the workshop are separately serviced with mains water, gas, electricity and drainage. The house has a gas fired central heating system and the workshop has a gas convector heater installed but currently disconnected.

EPC RATING – TBC

TENURE

The property is available on a Freehold basis and the asking price includes all Freehold property, business fixtures and fittings and goodwill associated with the business.

BUSINESS RATES & COUNCIL TAX

Rateable Value - £6,700

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.

Council Tax Band – C

VAT

VAT to be confirmed.

VIEWINGS - By prior appointment through Mundys.

NOTE

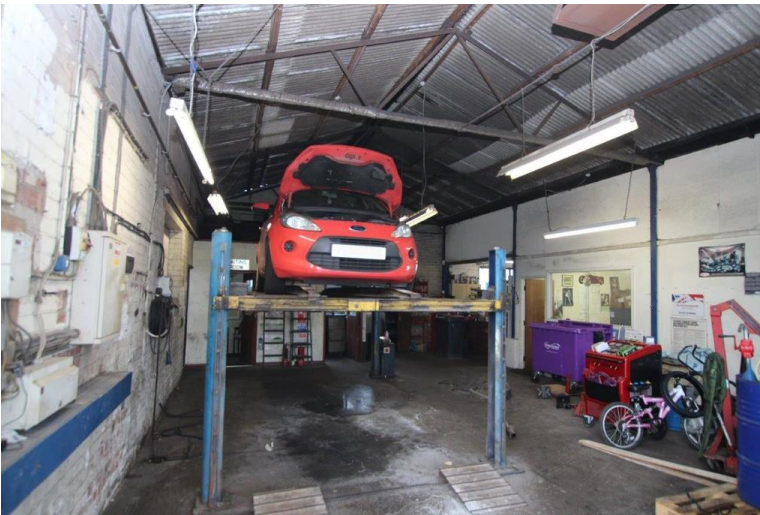
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

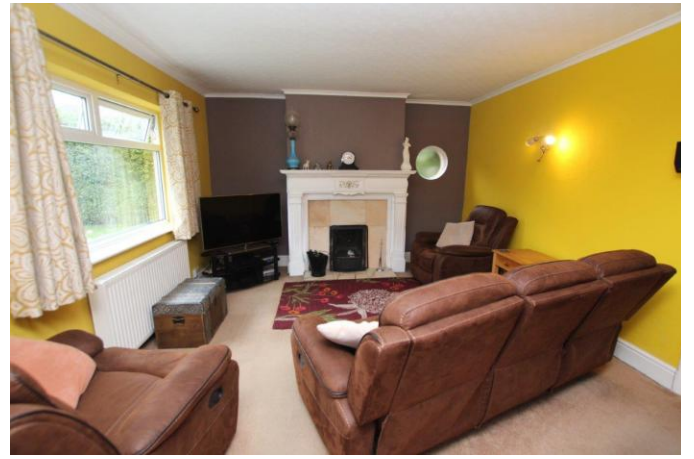
GENERAL

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 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.

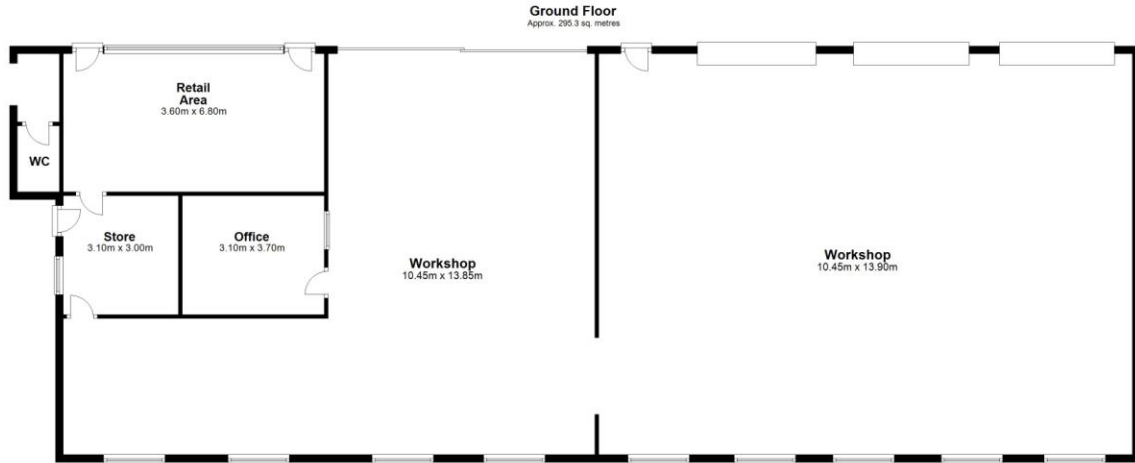
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Workshop



Total area: approx. 295.3 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.

House



Total area: approx. 128.4 sq. metres

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