



## EX BUILDERS MERCHANTS COMPOUND

CHIEFTAIN WAY, TRITTON ROAD, LINCOLN, LN6 7RY

- Buildings extending to 12,345 Sq ft (GIA)
- Off popular Tritton Road
- Good concrete yard area
- Palisade fencing

**FOR SALE SUBJECT TO A LONG LEASEHOLD AT A PEPPERCORN RENT TERMINATING IN 2110**

**GUIDE PRICE: £1,000,000**

**SIZE: 1.56 ACRES (0.63 HECTARES)**

**Nick Dawes**

Brown & Co

M: 07768 465725

T: 01522 457171

E: [nick.dawes@brown-co.com](mailto:nick.dawes@brown-co.com)

Lincoln

5 Oakwood Road, Doddington Road, Lincoln, LN6 3LH

T 01522 457800 | E [lincoln@brown-co.com](mailto:lincoln@brown-co.com)

**BROWN & CO** JH Walter

## LOCATION

The site is located off Chieftain Way, a cul de sac road off Tritton Road, the A1192, located south-west of the city. A location plan is provided below.

## DESCRIPTION

Extending to 1.56 acres this ex-builders merchants site is a well laid out site. The open storage is a concrete yard in the main with two main buildings on separate sides of the site.

To the right of the entrance is a warehouse comprising 3,810 sq ft (GIA) with a concrete floor, block work sides and a fibre cement roof. The unit also benefits from two wrap-over doors.

The other buildings are made up of a warehouse with one wrap-over door, concrete floor, concrete portal frame and single skin fibre cement roof. This building is attached to the flat roofed former sales room with W.C. and kitchen. The main sales area has a suspended ceiling and tiled floor.

## ACCOMMODATION

Description.	M2	Sq Ft
Warehouse (left of entrance)	354	3,810
Warehouse (adjoining sales room)	516	5,554
Sales Room	277	2,991
Total GIA	1,147	12,355
Site Area	6,313	67,953

## SERVICES

It is understood that the site benefits from mains water, foul to the mains and electricity.

## PLANNING

The site has previously been used as a builder's merchant's depot. Interested parties should satisfy themselves as to the appropriateness of the planning consent for interested parties own use.

## BUSINESS RATES

The site is currently assessed for Business Rates at a Rateable Value of £56,000 from 1st April 2023.

## TERMS

The sale is subject to a long leasehold with a peppercorn rent terminating on 25th June 2110 (86 years remaining).

## EPC

The property has an EPC rating of 98D

## VAT

The guide price quoted within these particulars of sale is exclusive of VAT at the prevailing rate and, as far as we are aware VAT will not be charged on this transaction.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to, and with the benefit of, all existing obligations and rights, including rights of way, whether public or private, light, support, drainage, water, electricity supplies and other obligations, easements, quasi-easements and all wayleaves, whether referred to or not in these Particulars.

## ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

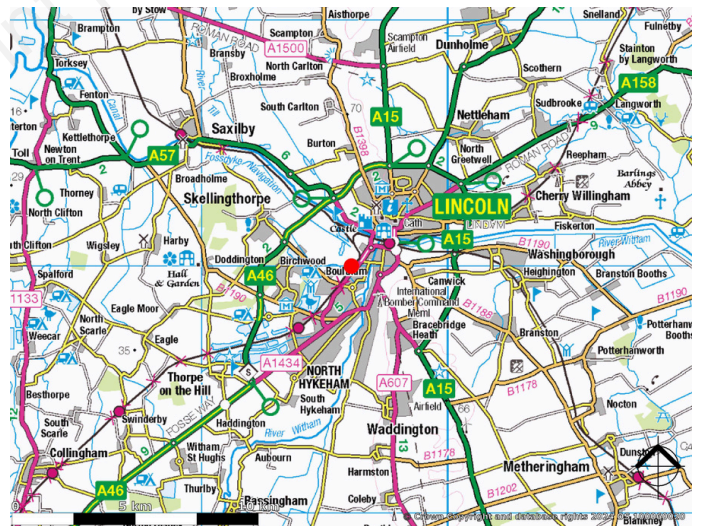
## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Nick Dawes  
Brown & Co  
01522 457171  
07768 465725  
nick.dawes@brown-co.com



## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.13.02.2024

## Lincoln

5 Oakwood Road, Doddington Road, Lincoln, LN6 3LH  
T 01522 457800 | E lincoln@brown-co.com