



Bullwinkles Garage

Ref: 5710794

Lincoln Road, Baumber Horncastle, Lincolnshire, LN9 5ND

Freehold: £535,000

Located between Lincoln & Horncastle

Busy location on the A158 west bound

Closed workshop & garage

3-bedroom bungalow included

Total site area 1.1 acres/4,490 sq m

Suit alternative use



This former forecourt is situated in the village of Baumber, between Horncastle and Lincoln on the busy A158 west bound. The popular coastal tourist destination of Skegness is only 25 miles east and helps to generate a substantial seasonal uplift in traffic flow particularly in the summer months.

The property is located on the outskirts of the village adjacent to a former public house that is in the process of being developed. The MOT and garage building is situated to the front of the plot with the three-bedroom bungalow set to one side.





Description

The property is just over 1.1 acres including the bungalow and consists of a small forecourt and small reception/motor goods store with customer parking to the side.

There is a two bay workshop to the rear followed by a staff room and general store room. Beyond this there are two further large workshops and a staff WC. There is also a staircase leading to a first floor that is currently used for additional storage.

The forecourt had two pump islands with three dispensing nozzles, an unbranded canopy and unbranded pole sign. There is also separate in/out access. Behind the main forecourt building is a large grassed area that is currently used to store cars with some trees to the rear of the grass.

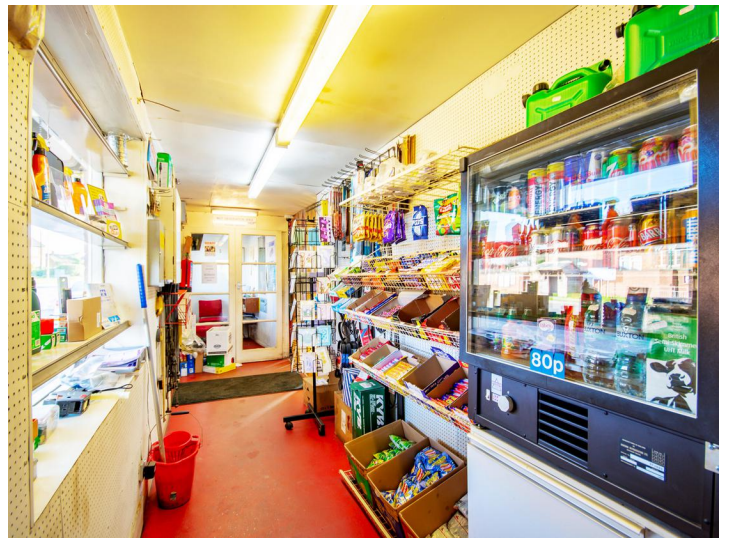
There is a driveway between the bungalow and the MOT garage/workshop and the bungalow is detached, brick built under a pitch tiled roof. The bungalow could be separated from the MOT/workshop by an incoming purchaser.

The Opportunity

The former forecourt presents an excellent opportunity to acquire a large site with great development potential as a modern forecourt or, due to the size of the site, it may suit any number of alternative uses. The site is currently free of fuel and shop tie and there will be no staff transferring with the site. The 2018 Department of Transport traffic count for this section of the A158 was 7997 total vehicle movements.

Development Potential

The site could be suitable for development or for a wide range of alternative uses given that it has wide road frontage onto the A158 these would of course be subject to planning. A site plan can be made available on request.



Internal Details

The garage and workshop briefly comprises; entrance door to small retail store with office and reception desk and sales counter at one end and a small waiting room at the other end. A door leads through to a large workshop with vehicle access doors at each end and three vehicle ramps in the centre. A doorway leads to the staff area with a staircase to the first floor store room. There is a separate storeroom adjacent to the staff area and two further workshops one with an MOT testing bay behind the staff area. A small WC is situated next to the staff area.

External Details

We are advised that there are six underground fuel tanks, three unleaded and three diesel. Four of these were relined in 1996. The fuel pumps we installed approximately five years ago and were re-conditioned units.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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