

FOR SALE - DUE TO RETIREMENT
LEGBOURNE ROAD, LOUTH, LNI 1 8ES



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Additional photographs of the property can be viewed on our website.

Of interest to owner occupiers or developers (stp)

Car showroom, workshop, forecourt, sales pitch and former car wash

Prominent location to south east of Louth town centre

Site area 0.25 hectares (0.63 acres) with road frontage of 64m (209 ft)

Guide Price: £525,000

LOCATION

The property is situated on the western side of Legbourne Road in Louth within an established residential area approximately 1.5 miles to the south east of Louth town centre. The area immediately surrounding the property is currently a location for significant development including Louth Manor care home to the rear and Hubbards Walk residential scheme by Linden Homes to the south of the property and Alexander Park by Cyden Homes opposite.

Louth is a popular Lincolnshire market town on the edge of the Lincolnshire Wolds adjacent to the A16. The town has a population of approximately 17,000 people with a wider, mainly rural, catchment area.

DESCRIPTION

The property comprises prominent motor trade premises comprising car showroom, workshop with MOT bay, forecourt, car sales pitch and former car wash. The main showroom building is of steel frame construction under a mono pitch roof and has a glazed frontage. The workshop space has two roller shutter doors on to the front elevation. The forecourt area has seven display spaces and there are 25 spaces on the gravel surfaced car sales pitch. There is an additional parking area to the rear of the buildings.

Given the prominence of the site and recent development of the surrounding land there is potential, subject to obtaining the necessary planning consents, of redeveloping the site for residential and / or other commercial uses.

ACCOMMODATION

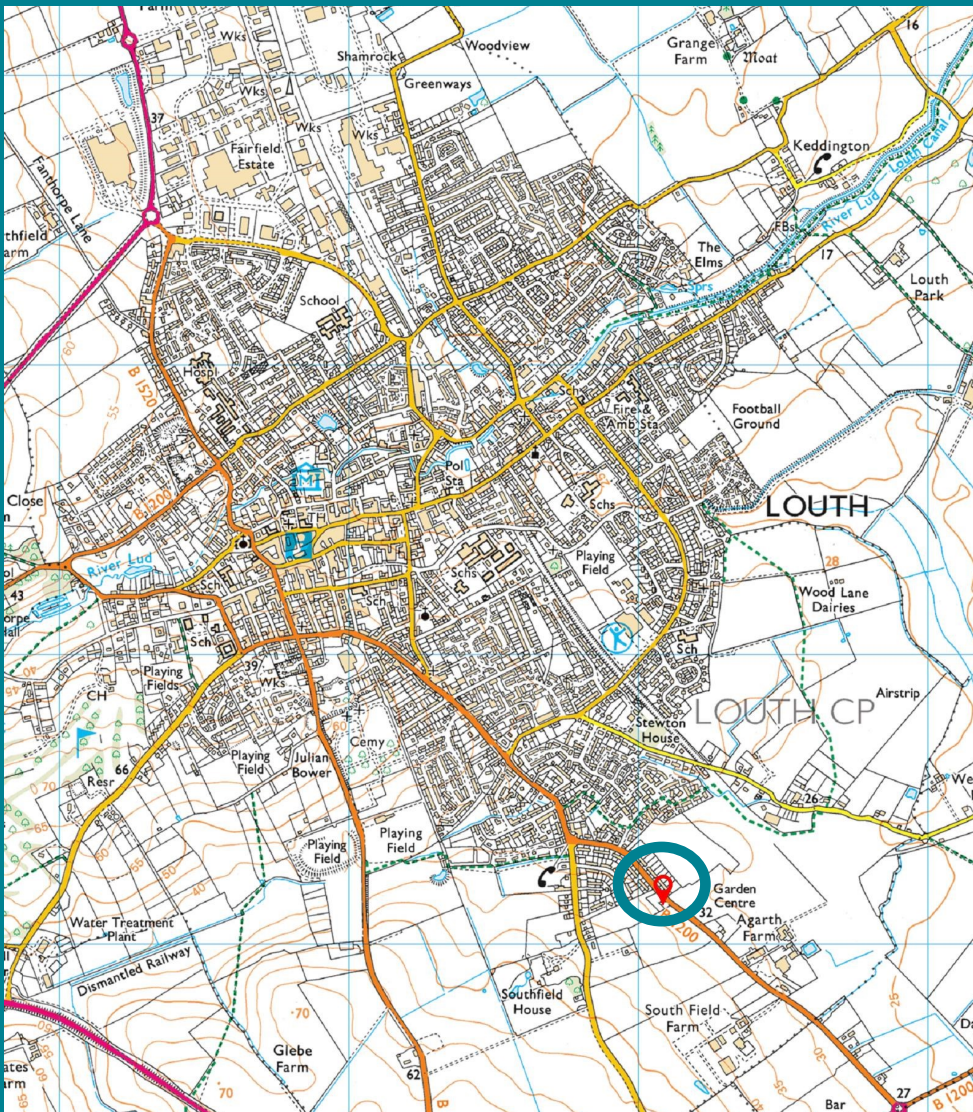
Reception:	15.9 sq m	(171 sq ft)
Showroom:	134.7 sq m	(1,449 sq ft)
Workshops:	103.8 sq m	(1,117 sq ft)
Office / Messroom:	9.5 sq m	(103 sq ft)
Male and Female WCs		
Total:	263.9 sq m	2,839 sq ft)

YORKARE HOMES
Care Homes of Distinction

Louth Manor







TERMS

The property is available for sale at a guide price of £525,000.

The vendor will consider a sale on a conditional basis subject to planning permission being obtained for the redevelopment of the property.

ADDITIONAL INFORMATION

Tenure: The property is freehold. There is an electricity sub-station situated to the rear of the property.

Local Authority: North East Lincolnshire Council.

Rateable Value: The property is shown in the Rating List as Car Showroom and Premises with a Rateable Value of £19,750.

EPC: The property's current energy rating is D (97)

Services: All mains services are connected to the property. Prospective buyers are advised to check on the suitability of supplies for their proposed use.

VAT: The price quoted is exclusive of VAT. VAT is not applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

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