



## Workshop and Offices

Bridge Works Industrial Estate | Horncastle Road |  
Wragby | Lincolnshire | LN8 5RB

Guide Price £160,000



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

# Workshop and Offices

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PGM&Co are pleased to offer a commercial property located on Horncastle Road in Wragby. This property offers a fantastic opportunity for a small business looking for a blend of office space and a separate workshop. As an investment there is scope to offer office and workshop space to rent separately or as a combined unit.

- Commercial Property
- Office Space
- On Main A158, Wragby
- Workshop Unit
- Off Road Parking
- Investment Opportunity

## Location

Wragby is very well connected, being intersected by the main A158 Lincoln to Skegness road which the property fronts on to. It lies about halfway between the City of Lincoln (14 miles) and Market Rasen (9 miles). The town is well served by local shops and amenities including Co-Op Supermarket, Doctors Surgery, Swimming Pool and Primary School.



## Description

This unique opportunity offers a well established commercial property comprising both workshop use and office space. With a combined 1,600 sqft floor area, this property provides ample room to bring business ideas to life. The office space lends itself to administrative tasks and meetings, while the workshop area is well equipped for light industrial and storage.

Convenience is key with the off-road parking area, ensuring easy access to the premises. Additionally, the highway frontage not only offers great visibility for businesses but also makes commuting a breeze.

Whether you are looking to establish a new venture or expand an existing one, this property offers a versatile canvas and an opportunity to set up a business in a thriving location.

## Workshop

Located to the rear of the property the Workshop building is brick construction with fibre cement roof and offers a convenient roller shutter door with separate pedestrian access. Inside there is a mezzanine area accessed via steps and industrial lighting throughout. The workshop also benefits from a vehicle ramp, several power points and shelving.

Mains water is connected, as well as mains electricity to include 3-phase.

## Offices

The office space briefly comprises: -

- \* Main Office Area
- \* Separate Office Area
- \* W/C
- \* Boiler Room

The building is single storey, of brick construction with uPVC windows throughout. Internally the area is carpeted throughout and offers various power sockets and telephone points in addition to fitted storage cupboards. There is an entrance porch, separate W/C with tiled floor and basin with hot water.

Mains water and power are connected, in addition to oil fired central heating.

## Outside

The property is accessed via a shared driveway into the main Bridge Works Industrial Estate. The property frontage offers ample area for parking (currently gravelled), in addition to limited tarmac parking immediately adjoining the buildings.

## Services

Mains water, electricity and mains drainage are all connected - the buildings are not currently metered separately. The office has oil fired central heating system - the tank is located between the two buildings.

## Outgoings

Business rates are payable on the property, subject to any relevant reliefs.

## Holdover & Early Entry

Possession is subject to Holdover at no charge for the Workshop until 31st December 2024. There is the option of early entry with details to be agreed.

## Tenure & Possession

The property is offered for sale Freehold. Vacant Possession will be granted on completion.

## Easements, Wayleaves & Rights of Way

The property is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity suppliers and other rights easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

## Sporting, Timber & Minerals

These are included in the sale in so far as they are owned, subject to any statutory exclusions.

## VAT

It is understood that the property is not elected for VAT.

## Method of Sale

The land is offered For Sale by Private Treaty as a Whole.

## Buyer Identity Check

Prospective buyers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering regulations.

### Solicitor

Wilkin Chapman LLP  
Oxley House, Lincoln Way, Louth,  
Lincolnshire LN11 0LS

### Viewings

Viewing is strictly by appointment, with prior arrangement via the Selling Agent.

### Selling Agent

Perkins George Mawer & Co. (Market Rasen)  
Ref: Elton Moulds / Molly Williams  
Tel: 01673 843011  
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### Agents Note:

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.