

# INDUSTRIAL UNIT WITH REDEVELOPMENT POTENTIAL

6 GEORGE STREET, LINCOLN, LN5 8LG

- Detached Industrial Unit on site of approx. 0.35 acres
- GIA approx. 2,364 sqft (220 sqm)
- 3-phase electricity supply available with site offering undoubted redevelopment potential for new-build Industrial/Storage Units.

PRICE: £375,000 FREEHOLD

## **James Cameron**

Brown&CoJHWalter Lincoln M: 07768 465753 T: 01522 457172 james.cameron@brown-co.com

### Will Gaunt

Brown&CoJHWalter Lincoln M: 07919 694235 T: 01522 504322 william.gaunt@brown-co.com



### LOCATION

George Street is located off Great Northern Terrace and is an established Commercial location on the outskirts of the City centre accessible from Tentercroft Street as well as via Canwick Road/Pelham Bridge.

Lincoln is a Cathedral City with an urban population of approximately 130,000 people as of the 2021 Census. The City is located approximately 33 miles North East of the City of Nottingham, 41 miles South East of the City of Sheffield and 48 miles North of the City of Peterborough. The A1 is approximately 17 miles South West at Newark.

Lincoln benefits from a main line rail connection to London Kings Cross with a fastest journey time of approximately 2 hours.

### **DESCRIPTION**

The subject property briefly comprises a detached Industrial Unit on a broadly rectangular site extending to approximately 0.35 acres which is fenced and gated located in an established Commercial location off Great Northern Terrace.

We believe that the property was built during the late 1970's/early 1980's and is of steel portal frame construction with brick elevations at the base with the remainder of the walls and roof covering being over-clad in profiled and insulated metal. The eaves height of the property is approximately 4.50 metres (14 feet 9 inches) with a 3-phase electricity supply being connected to the property along with dedicated WC facilities.

### **ACCOMMODATION**

The property has been measured on a Gross Internal Area basis and comprises as follows:

Description	sqm	sqft
Industrial Unit	219.6	2,364

### **SERVICES**

We understand that the subject property is connected to mains electricity (with 3-phase supply), water and drainage. Prospective purchasers are advised to check upon the adequacy and availability of services with the relevant Statutory Authority prior to making an offer to purchase this property.

### **TOWN & COUNTRY PLANNING**

We believe that the subject property has an established planning consent falling under Use Class E of The Use Classes Order 2020.

We believe that the site offers undoubtedly potential for the refurbishment of the existing structure and further development to the rear of the site, or complete redevelopment of the site, subject to the relevant planning permissions being obtained.

For further information in respect of planning-related matters, prospective purchasers are advised to contact The Planning Department at Lincoln City Council Tel: 01522 881188.

### **BUSINESS RATES**

We understand that the subject property is assessed under the 2023 Rating List as a Workshop and Premises with a Ratable Value of £11,500.

Subject to the purchaser meeting certain criteria, it is possible to claim up to 100% exemption from the payment of Non Domestic Business Rates utilising the Governments Small Business Rate Relief Initiative. Prospective purchasers are advised to contact Lincoln City Council as The Billing Authority to ascertain both the level of Business Rates payable and in respect of any potential exemptions available. Tel: 01522 881188.

### **PRICE**

We are quoting an asking price of £375,000 for the freehold interest in the Premises and Site with vacant possession to be granted upon completion. Both Unconditional and Conditional Upon Planning offers are invited.

### **EPC RATING**

The property has an EPC Rating of G186 which is valid until May 20th 2035.

### VAT

We understand that VAT will not be payable upon the purchase price negotiated however, we would recommend the prospective purchasers make their own enquires in this regard prior to making an offer to acquire this property.

### **LEGAL COSTS**

Each party will be responsible for their own legal costs in respect of any sale negotiated.



## VIEWING AND FURTHER INFORMATION

For further information, or to arrange an accompanied viewing please contact the Selling Agents:

### Brown&Co LLP

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

01522 457800

### **James Cameron**

01522 457172 07768 465753 james.cameron@brown-co.com

### Will Gaunt

01522 504322 07919 694235 william.gaunt@brown-co.com

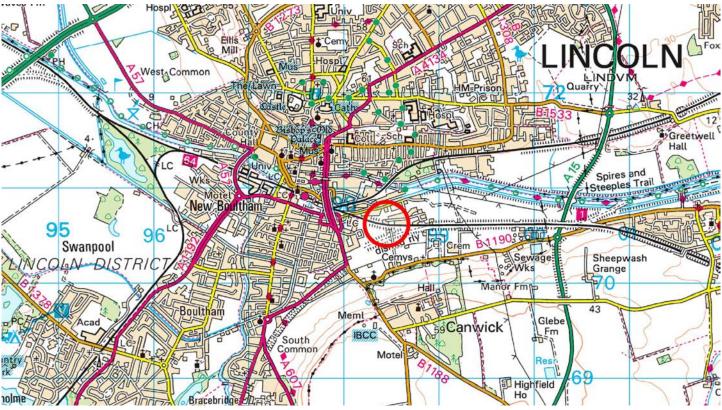
# ## Ground Floor Approx. 203.7 sq. metres (2192.9 sq. feet) ## Warehouse 12.11m (39'9") x 18.40m (60'4") max ## Office 2.45m x.2.90m (8'x.9'6") ## Office 4.00m x.4.45m (132" x.14'3") ## Wc

\*Floor plans are indicative and do not include the extended accommodation).









### 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 semploy, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or owarranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of 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 1