

INVESTMENT

FOR SALE



Unit 34, Riverside Enterprise Park, Saxilby, Lincoln
LN1 2LR

#1228425/2025F

Eddisons

UNIT 34, RIVERSIDE ENTERPRISE PARK

SAXILBY, LINCOLN, LN1 2LR



Agreement

For Sale



Detail

Investment



Price

OIEO £340,000
(5.96% NIY after acquisition costs)



Size

186 sq m (2,000 sq ft)



Location

Saxilby, LN1 2LR



Property ID

#1228425/2025F

For Viewing & All Other Enquiries Please Contact:



WILLIAM WALL
BSc (Hons) MRICS
Director

will.wall@eddisons.com
07717 546269
01522 544515

Property

The property comprises a modern industrial building of steel portal frame construction with lined sheet clad elevations and a similarly clad pitched roof.

The unit provides an open plan workshop area with solid concrete floor and allocated WC facilities. The tenants have carried out certain approved fit-out works (details available on application).

The property has an ample fenced and gated yard plus loading, circulation and parking to the front.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total GIA	186	2,000

Energy Performance Certificate

Rating: B34

Services

We understand that mains water and electricity supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has planning consent for light industrial purposes under Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority

Rates

Charging Authority: West Lindsey District Council
Description: Workshop and Premises
Rateable Value: TBC

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The Freehold of the property is available **For Sale**, subject to the occupational lease to Cary UK Limited (trading as National Windscreens) for a term of 10 years from 12th September 2024. The passing is rent is £21,000 per annum. The lease is drafted on Full Repairing and Insuring terms (subject to a schedule of condition) and includes a tenant only break option on the 5th anniversary of the term coupled with an upwards only rent review at that point, linked to the greater of Market Rent or RPI.

Tenant Details

Cary UK Limited (02098007) is the UK's fastest growing vehicle glass repair and replacement specialist with 100+ fitting centres and over 600 mobile technicians.

Cary UK Limited is a subsidiary of Cary Group AB, a European market leader in vehicle glass repair and replacement.

Price

OIEO £340,000 (5.96% NIY after acquisition costs)

VAT

VAT may be charged in addition to the price at the prevailing rate. It may be possible to progress the transaction as the transfer of a going concern (TOGC).

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property occupies a prominent position fronting the busy A57 and forms part of the successful Riverside Enterprise Park just outside Saxilby to the west of Lincoln.

The A46 Lincoln bypass dual carriageway is 3 miles to the east and the A1 is 12 miles to the west.

The A57 is estimated to be used by in excess of 13,000 vehicles per day.







