



## INDUSTRIAL/STORAGE UNIT - FOR SALE

6B EXCHANGE BUSINESS PARK, LINCOLN, LN6 3JZ

- Industrial/Storage Unit available on this small Industrial Estate located just off the A46 which bypasses the City of Lincoln.
- Investment opportunity.
- Approximately 900 sqft (83.6 m2)
- Electric roller shutter door, 3-phase electricity & LED lighting.
- 3 parking spaces.

**William Gaunt**

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**GUIDE PRICE: £135,000 FREEHOLD**

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LOCATION

Exchange Business Park is located off Doddington Road which leads from the A46 which bypasses the City of Lincoln. The surrounding area is predominately Commercial in nature and home to many of the City's Manufacturing and Logistical Businesses.

DESCRIPTION

The Unit briefly comprises a modern, Industrial/Storage Unit of steel portal frame construction with brick and block walls to the base and with profiled and insulated metal cladding above to eaves height as well as to the pitched roof covering. The Unit benefits from an electric roller shutter door together with a 3-phase electricity supply and a disabled/unisex WC facility. The eaves height is approximately 5 metres (16 ft 6 inches). The Unit has 3 designated parking spaces.

ACCOMMODATION

The property has been measured on a gross internal basis.

Description	m2	Sq.ft
Industrial/Storage Unit	83.6	900

SERVICES

We understand that the Unit is connected to mains electricity (3 phase), water and drainage. Prospective purchasers are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to purchase or take a new lease.

TOWN AND COUNTRY PLANNING

We understand that the Unit now falls under Use Class E of The Use Classes Order 2020. For further information in respect of planning related matters, potential purchasers are advised to contact the Planning Department at Lincoln City Council Tel: 01522 881188.

BUSINESS RATES

Having carried out an online search via The Valuation Office Agency website, Unit 6B is assessed under the 2023 Rating List as a Workshop & Premises with a Rateable Value of £5,000.

We would recommend that prospective purchasers contact Lincoln City Council to ascertain the level of Business Rates payable in respect of the property and the potential for claiming exemption for part or all of the liability. Tel: 01522 881188.

GUIDE PRICE

The asking price for the freehold interest is £135,000

EPC

The property has an EPC Rating of D84.

VAT

We have been informed that the landlord has elected to charge VAT on the purchase price.

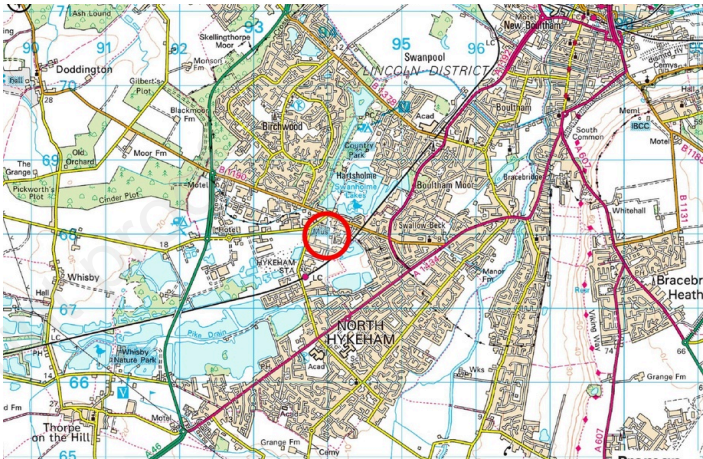
LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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