



Unit 1, Horncastle Road

Wragby | Market Rasen | Lincolnshire | LN8 5RB

Guide Price £160,000



Perkins George Mawer & Co.

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

Unit 1

Horncastle Road | Wragby

Market Rasen | LN8 5RB

Guide Price £160,000

PGM&Co are pleased to offer a spacious and versatile commercial property located just off Horncastle Road in Wragby.

The property presents a unique opportunity for a business looking for spacious internal working area and ample outside display space. With a range of facilities this unit presents great potential as an investment.

- Commercial Property
- External Display Area
- On Main A158, Wragby
- Versatile Workshop
- 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 versatile internal workshop, welfare and storage areas. With a 2,000 sqft gross external floor area, this property provides ample room to operate any business.

The property has ample storage space, leading on to the main workshop area being well equipped and spacious, offering potential for a range of uses. Beyond this is an additional store area. The property is also complete with well equipped welfare facilities including a recently installed w/c, as well the potential for office space.

The highway frontage and prominent display area offer great visibility for businesses and extensive storage space. There is convenient off-road parking, and easy access to the premises.

Whether you are looking to establish a new venture or lay down roots for an existing one, this property is offers versatility and an opportunity to base a business in a thriving location.

Planning

Planning Permission was granted by East Lindsey District Council (reference: S/216/01245/00) to allow for light industrial/manufacturing/storage as well as retail sales - to include garden pots, water features and summerhouses. Further details available from the Selling Agent on request.

Outside

The property is accessed via a shared driveway into the main Bridge Works Industrial Estate. There is ample space to the rear, in addition to tarmac parking immediately adjoining the front of the buildings.

Services

Mains water, electricity (including 3-phase) and mains drainage are all connected.

Outgoings

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

Tenure & Possession

The Unit 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.

Buyer Identity Check

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

Solicitor

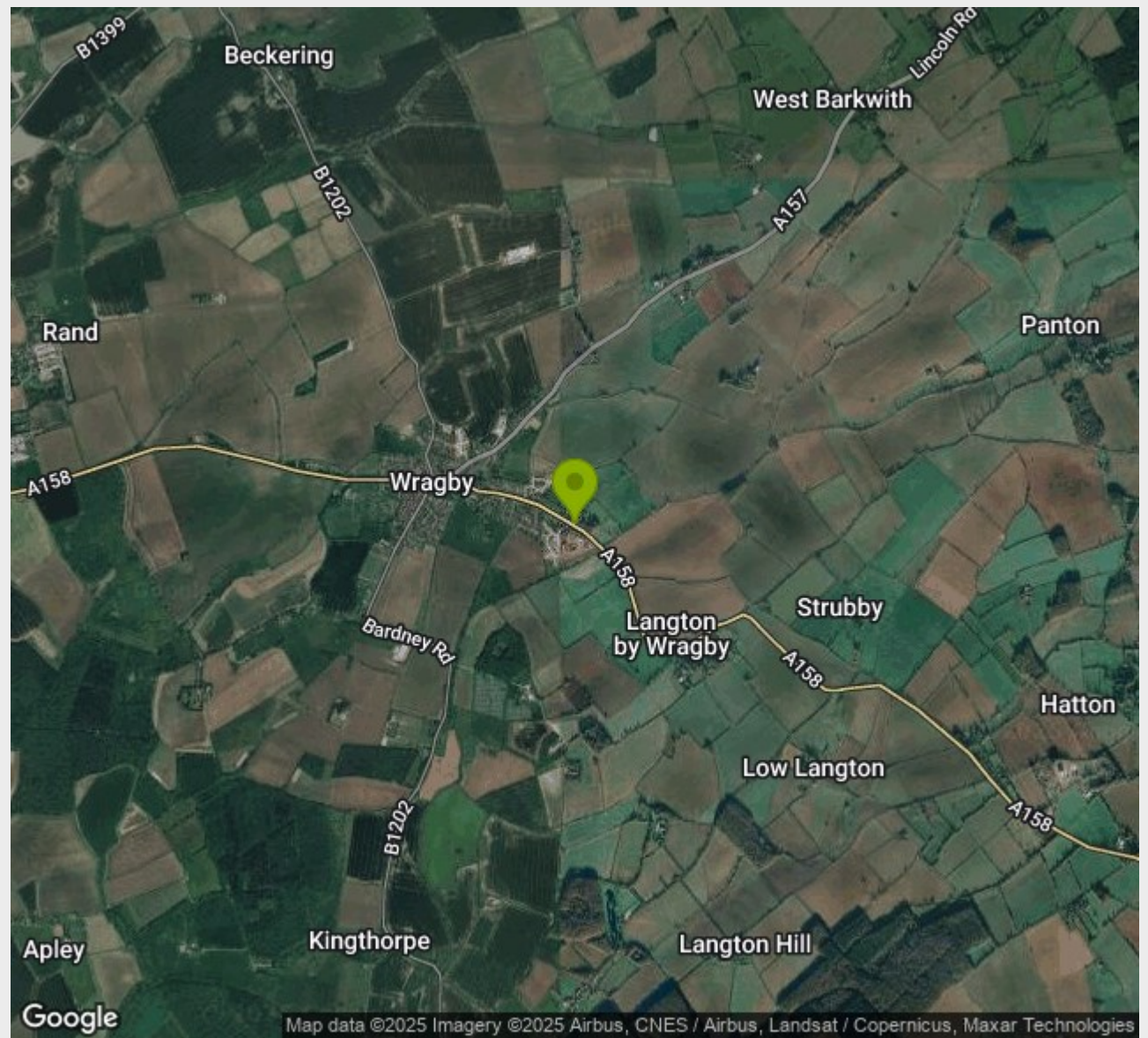
Dale & Co. Solicitors
11 Beaumont Fee
Lincoln
LN1 1UH
T: 01522 513399

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
Email: elton@perkinsgeorgemawer.co.uk / molly@perkinsgeorgemawer.co.uk



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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.