

FOR SALE RARE ROADSIDE OPPORTUNITY

MARK PHILLIPS MOTORCYCLE CLOTHING

Fosse Way (A46), Newark Road, Aubourn, Lincoln, LN5 9EJ



Key Highlights

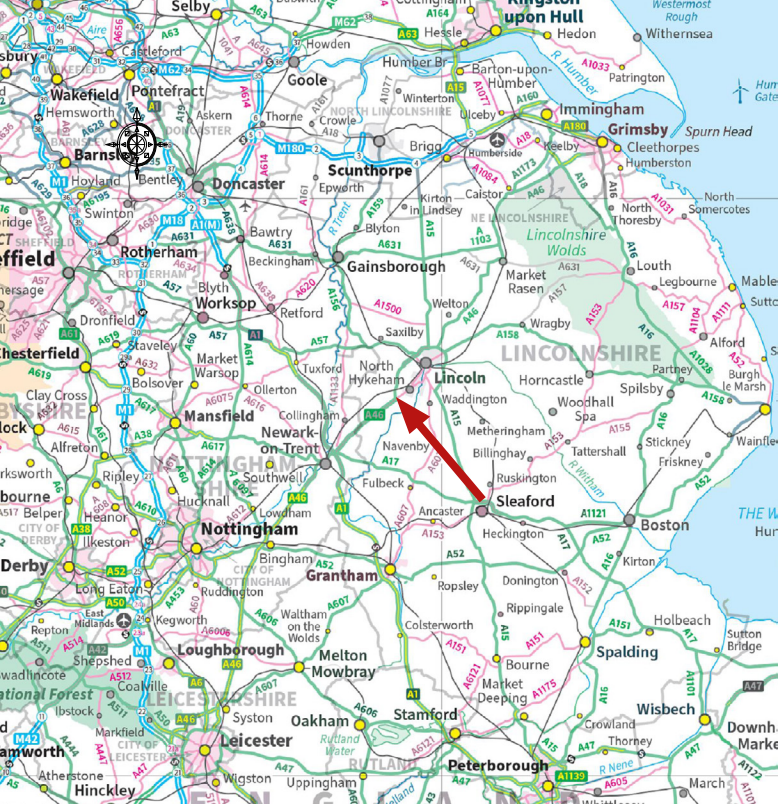
- Strategically situated fronting the A46 Bypass, off which there is direct access
- Former Little Chef, now a motorcycle showroom
- Modern detached single storey building extending to 1,800 sq ft (167 sq m) on a site area of 0.45 acres (0.18 hectares)
- Fully surfaced car park
- £350,000 exclusive

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LOCATION

The property occupies an enviable position fronting the A46 Bypass, off which it has direct access at its junction with Fosse Lane.

Lying approximately 7.2 miles south west of Lincoln City Centre and 11.1 miles of Newark Town Centre. The property benefits from excellent road connectivity and access to the A1 intersection with the A46 and A17, approximately 8.9 miles, west.

DESCRIPTION

The property comprises a former Little Chef having been refurbished to provide a showroom, with ancillary offices and staff welfare facilities, being of a single storey insulated blockwork construction with decorative brick facing under a hipped tiled covered roof.

Externally, the property benefits from a substantial surfaced car park accessed directly off Fosse Lane, with main road frontage to the A46 Bypass.

Internally, the property is well specified, configured to provide a large open plan showroom, administrative office, store, changing rooms and staff welfare facilities.

ACCOMMODATION

The property has been measured on a net internal basis, all figures are provided for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Total Net Internal Area	1,800	167

SITE AREA

The property extends to 0.45 acres (0.18 hectares).

SERVICES

The property is fully serviced with mains electricity, water and drainage. Heating is via an oil-fired central heating system, supplemented by air conditioning units.

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BUSINESS RATES

Rateable Value (2023) £13,000

Rates Payable 2024/2025 £6,487

The property may qualify for small business rates relief.

Prospective occupiers should make their own enquiries regarding Small Business Rates Relief.

EPC

D 90

PLANNING

The property currently has planning consent for Class E.

Historically, it was operated as a roadside Little Chef restaurant and may be suitable for alternative uses, subject to planning permission.

Interested parties should make contact with North Kesteven District Council (T: 01529 414 155) to verify their proposed use for the property.

TENURE

Freehold, with vacant possession.

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VAT

VAT is not applicable.

PRICE

£350,000 (Three Hundred & Fifty Thousand Pounds), subject to contract.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment only with the Sole Agent, Savills.

CONTACTS

For further information please contact:

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