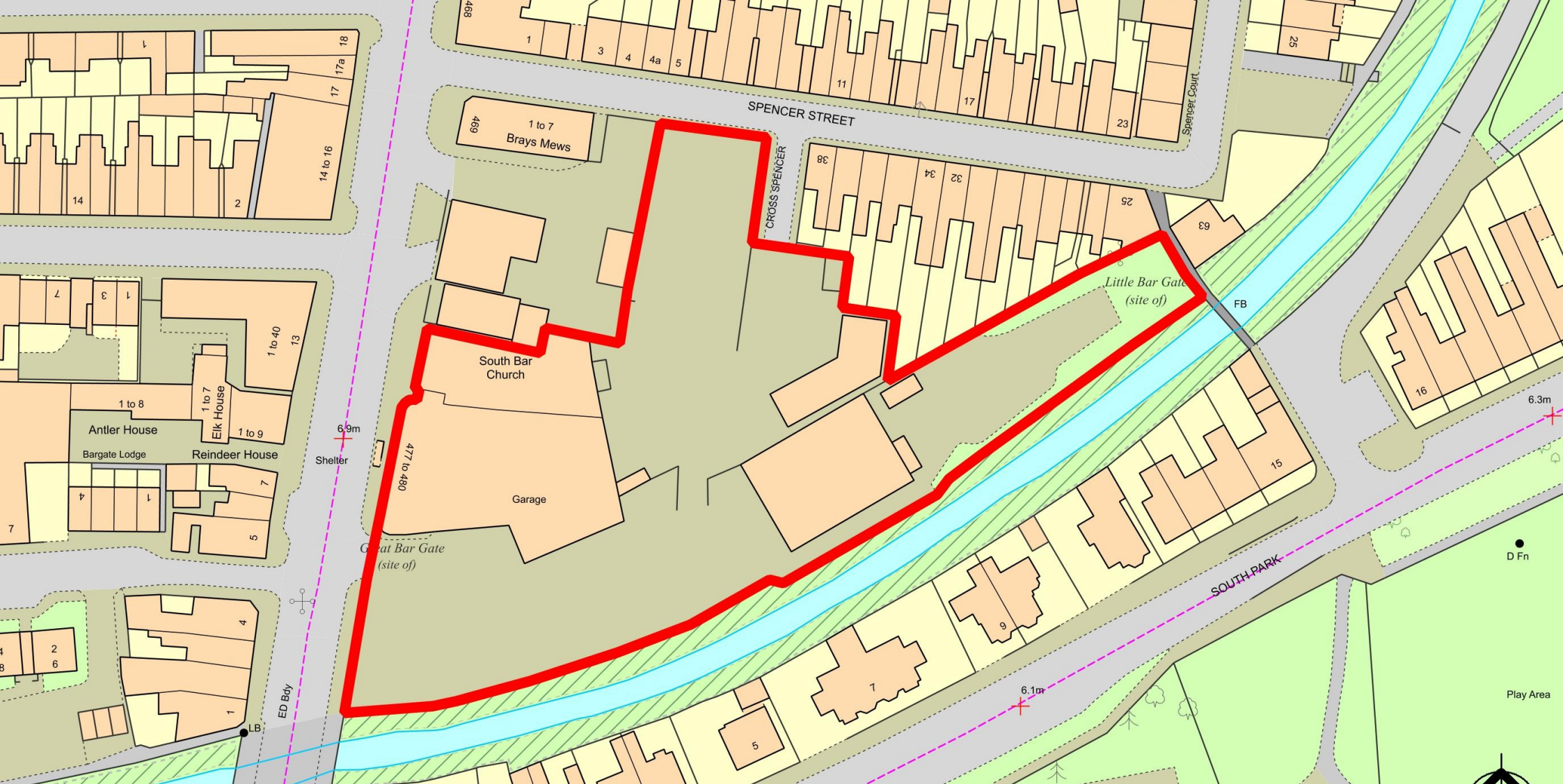




471-480 High Street, Lincoln LN5 8JB

FOR SALE

Freehold Development Opportunity
1.68 acres (0.683 hectares)

23,100 Sq Ft
(2,146 Sq M)

DESCRIPTION

The property comprises a former car showroom and associated workshops occupying a prominent site close to Lincoln City Centre. The main showroom is adjoined by a variety of buildings which include service bays, storage, workshops, offices and warehouse. For most part the buildings are constructed from steel portal frames with brick elevations and surmounted by pitched steel profile clad roofs.

- ✓ **Site Area: 1.68 acres (0.683 hectares)**
- ✓ **Land and building suitable for redevelopment (stp)**
- ✓ **Former car showroom and workshops**
- ✓ **Close proximity to Lincoln City Centre**
- ✓ **Freehold (Title Nos: LL11583, LL78508 & LL141204)**
- ✓ **Acting on behalf of the Joint Liquidators**



LOCATION

The property is situated on High Street (B1262) 1 mile south of Lincoln City Centre. The B1262 is the main arterial route into Lincoln, which is host to a variety of national retail outlets, restaurants and the University of Lincoln. The vicinity is predominantly residential with Lincoln train and bus stations being within walking distance.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Showroom/Warehouse	11,222	1,043
Offices	5,070	471
Rear Warehouse	4,943	459
Service Workshop	1,866	173
Total	23,100	2,146

VAT

Guide price quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

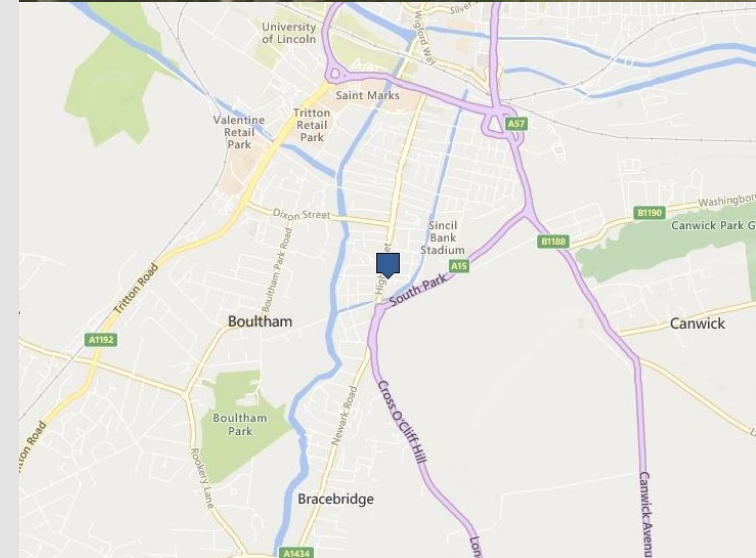
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

GUIDE PRICE

£1,500,000 - £1,600,000 for the freehold interests.

EPC Main Showroom & Warehouse: E-122; Rear Warehouse: E-124; Service Workshop: G-177.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Andrew France
07548 706333
afrance@lsh.co.uk

Sam Elkington
07887 774155
selkington@lsh.co.uk



Tim Simmons
07511 050889
tim.simmons@sw.co.uk

Harry Stevens
07511 051050
harry.stevens@sw.co.uk