



15a Hollywell Road

Lincoln, LN5 9BZ

Asking Price Of £75,000

FOR SALE - This unique detached office building is located within a popular residential area and represents an excellent opportunity for a small business looking for business premises or alternatively, as a residential redevelopment scheme, subject to the necessary Planning Permissions.



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DIRECTIONS

From Lincoln City Centre head south down Canwick Road. At the traffic lights turn right on to South Park Avenue. Head down South Park Avenue until you reach a roundabout, at the roundabout go straight on to St Catherines. Follow the road down onto Newark Road and follow this round until you reach the traffic lights. At the traffic lights turn left onto Brant Road. Head down Brant Road before turning left onto Hollywell Road. Follow Hollywell Road round and the property will be located on your lefthand side.

LOCATION

The property is located on Hollywell Road, which is directly off Brant Road approximately two and a half miles South of Lincoln City Centre and within close proximity of a range of local amenities. Neighbouring properties comprise residential dwellings and the property is located directly opposite a block of lock-up garages.

DESCRIPTION

This unique detached office building is located within a popular residential area and represents an excellent opportunity for a small business looking for business premises or alternatively, as a residential redevelopment scheme, subject to the necessary Planning Permissions.

ACCOMMODATION

This briefly comprises;

Ground Floor: Reception Office with Kitchen and WC
Compartment off, Four further Offices, Store Room and Shower Room/WC.

First Floor: Stairs/Landing leading to a further Office with Two Velux windows.

The total internal floor area extends to 129m² (1,400ft²).

Please note, some remedial/refurbishment works are required.

SERVICES

Mains drainage, gas, electricity and water are all understood to be available at the property. However, there may be some reconnection costs involved.

EPC RATING – D

TENURE - Freehold.

BUSINESS RATES

The rateable balue is assessed as being £2,350.

Prospective occupiers are likely to qualify for Small Business Rates Relief, but interested parties should make their own enquiries.

VAT – Vat is not applicable on the sale price.

VIEWINGS - By prior appointment through Mundys on 01522 556088.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in to one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

