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Premises and Land off Spalding Road, Bourne, Lincolnshire. PE10 0AU

Guide Price for Building and Yard £875,000 Freehold

Guide Price for Land £450,000 Freehold

For Sale as a Whole or in Lots

Extensive commercial premises off Spalding Road, Bourne extending to approx. 0.813 hectares (2.01 acres). The site includes ground and first floor office accommodation, warehousing, extensive yard space and car parking facilities. Additional land with planning permission for a new Warehouse, extending to approx. 1.60 hectares (3.96 acres), is available by separate negotiation.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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DESCRIPTION

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BUILDING

The building is of steel portal frame construction with brick and block lower walls, profile clad upper walls and roof. The main entrance door leads from the front/North of the building into a spacious reception. Ground and first floor offices, the meeting room and the warehousing can all be accessed from the reception.

To the rear/South of the building there are additional access points to the ground and first floor offices, and to the warehousing, which is accessed through roller shutter doors. A compressor house is attached to the South of the main building.

Approximate Gross Internal Areas:

Ground floor office:	293.82m ² (3,161 sq.ft.)
First floor office (North):	189.07m ² (2,034 sq.ft.)
First floor office (South):	129.13m ² (1,389 sq.ft.)
Middle warehouse:	418.58m ² (4,503 sq.ft.)
West and North Warehouse:	458.43m ² (4,932 sq.ft.) (Mezzanine – 60.53m ² (651 sq.ft.))
Drivers office:	23.31m ² (250 sq.ft.)
Drivers WC:	10.4m ² (111 sq.ft.)
Compressor shed:	12.78m ² (137 sq.ft.) (gross external area)

The overall gross external area of the main building is approximately 1,315m² (14,154 sq.ft.)

SITE

The site is accessed through an electric gate off Spalding Road (A151). The North boundary of the site is fenced with palisade fencing which also extends across a secondary vehicular access onto Spalding Road (unused for some years).

To the north of the building is an extensive tarmac and gravel car parking facility (approx. 0.08 hectares / 0.20 acres).

To the south of the building is an open yard (approx. 0.31 hectares / 0.79 acres) previously used for lorry parking.

RIGHT OF WAY

The neighbouring property (to the rear/South of this premises) has the benefit of a right of way through this site. The owner of the property to the rear/South is responsible for 50% of the cost of maintaining the access, the gates and the associated fencing either side of the access onto the public highway. Additional details are available from the selling agent.

TENURE

The Freehold interest is being offered for sale. The majority of the property will be available 'Freehold with vacant possession', although the part of the first-floor office accommodation is presently let on a Landlord & Tenant Act 1954 lease which continues until 2026. Additional details are available from the selling agent.

BUSINESS RATES

The current rateable value showing on the Gov.UK Rating List is £57,000. Interested parties are encouraged to contact South Kesteven District Council to verify this information and to enquire as to the exact amount of rates payable.

LAND AVAILABLE BY SEPARATE NEGOTIATION

To the East of the main property is an agricultural field (classed as 'Grade II' land) extending to approximately 1.60 hectares (3.96 acres) – the land has been uncropped for a number of years.

The field benefits from Planning Permission for a proposed new Warehouse which was granted on 30th August 2023 – planning reference: S23/0410. Copies of the planning documents can be obtained from the selling agent or direct from South Kesteven District Council - <https://www.southkesteven.gov.uk/>

The land is available for sale by separate negotiation – Guide Price £450,000. If the additional land is not sold with the main property, the seller will retain appropriate rights of access and rights to lay services etc. along the existing access roadways serving the main site. Exact terms and details are to be agreed.

VAT

VAT is chargeable on the sale price.

INTERNAL DRAINAGE BOARD

The Internal Drainage Board have certain rights along the edge of the watercourses running along the North and East sides of the property to enable certain maintenance operations. Drainage Rates may be payable on the agricultural field. Additional details are available from the selling agent.

VIEWING

Interested parties are encouraged to make contact with R. Longstaff & Co LLP (01778 420 406) to make arrangements for an accompanied viewing.

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TENURE Freehold

SERVICES

The property has a mains water supply, a private drainage system, single and three phase electrics and oil-fired central heating in the ground and first floor offices. The offices also have air conditioning systems. The existing occupiers utilise broadband connections and interested parties should make further enquiries if they require more details.

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: B0357

ADDRESS

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