



**292-294 Wragby Road, Lincoln
LN2 4QD**

#349-G/2024F

292-294 WRAGBY ROAD

LINCOLN, LN2 4QD



Agreement

To Let



Detail

Former Tyre and Exhaust
Depot



Rent

£35,000 pax



Size

682 sq m (7,342 sq ft)



Location

Lincoln, LN2 4QD



Property ID

#349-G/2024F

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)
Surveyor

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07929 105394

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Property

The property comprises a detached tyre and exhaust centre providing an open plan motor workshop with four up and over doors, parts storage to the rear and allocated customer reception, waiting area, office, staff and WC facilities.

Externally the property has a forecourt parking area.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total GIA	682	7,342

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We have been advised by the Local Planning Authority that the property has established consent for use as a Tyre and Exhaust Centre under Use Class B2 of the Town & Country Planning (Use Classes) Order 1987 (as amended 2020).

Alternative uses may be appropriate, subject to receipt of necessary planning permission. Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority:	City of Lincoln Council
Description:	Vehicle Repair Workshop and Premises
Rateable value:	£52,000
UBR:	0.512
Period:	2022-2023

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£35,000 per annum exclusive

VAT

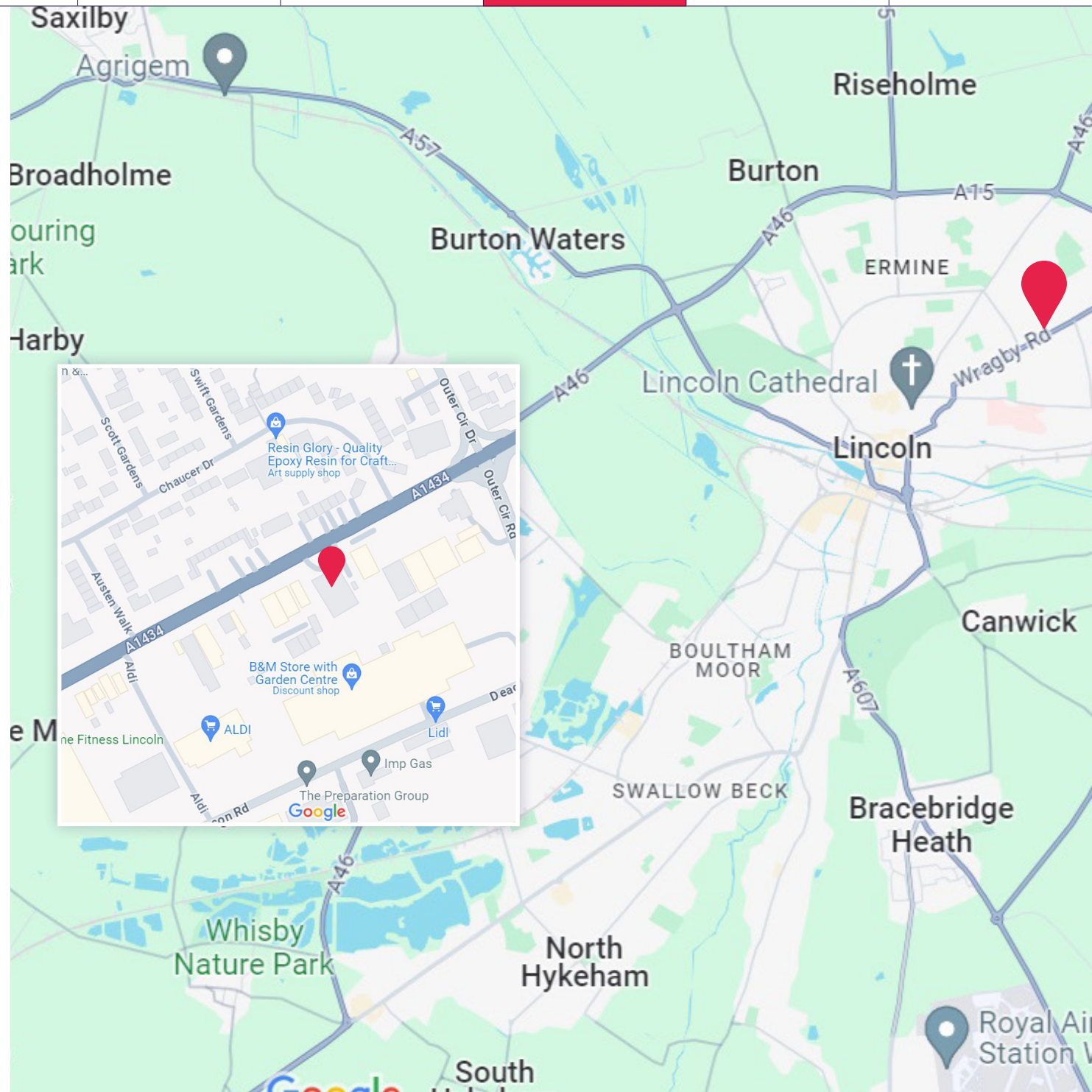
VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

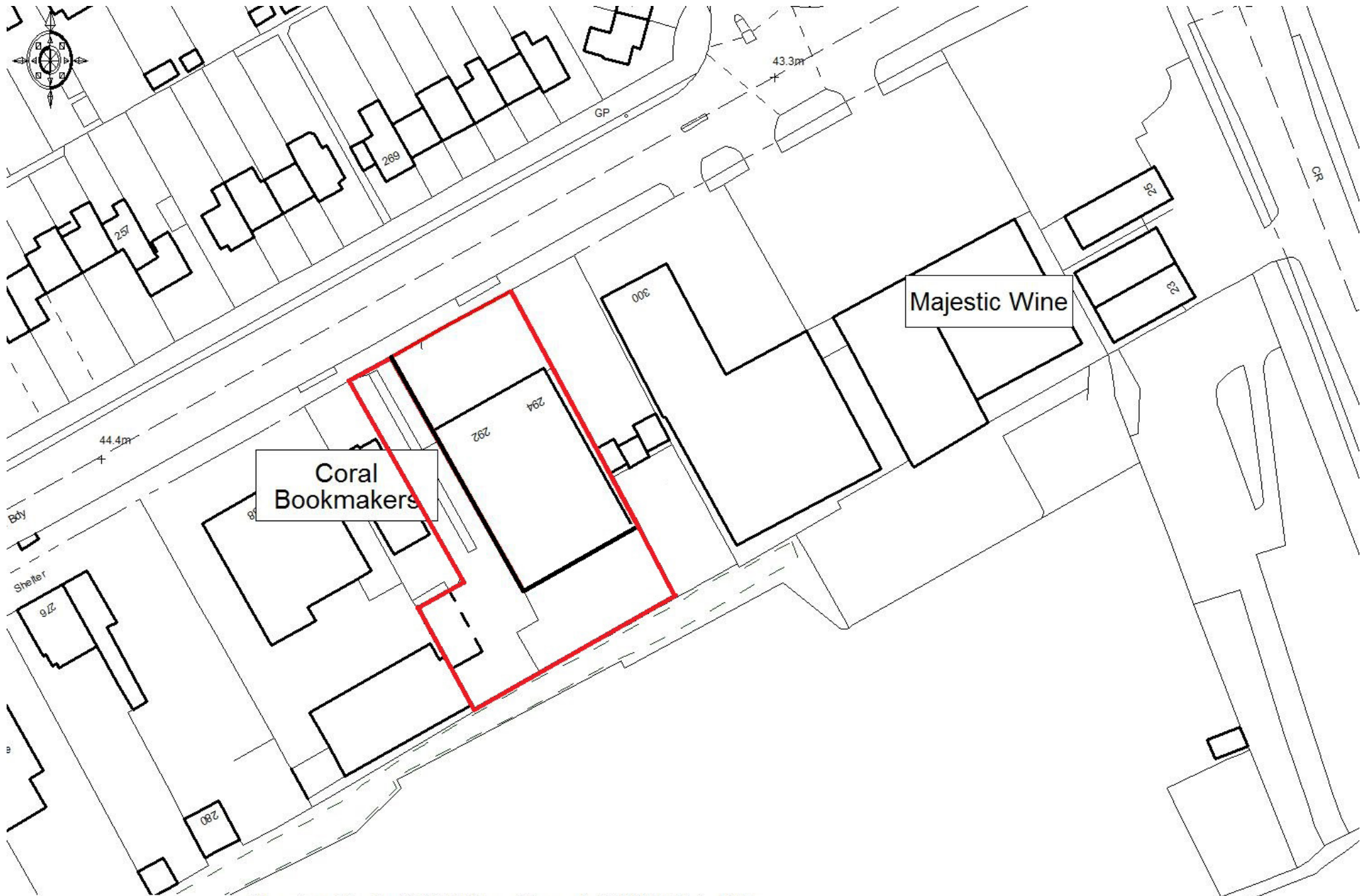
Location

The property is located fronting Wragby Road 2 miles north east of Lincoln City Centre and a short distance from the junction of Wragby Road with Outer Circle Road in an area with a range of established motor trade operators.









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