



292-294 Wragby Road,  
Lincoln, LN2 4QD  
#349-G/2021H



 **BANKS  
LONG & Co**



# 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/2021H

**For Viewing & All Other Enquiries Please Contact:**



**HARRY COLLINS**

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Surveyor

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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 <sup>2</sup>	ft <sup>2</sup>
Total GIA	682	7,342

## Services

All mains services to include gas, water, drainage and electricity are available and connected to the property. Interested parties are advised to make their own enquiries to 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 and 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.

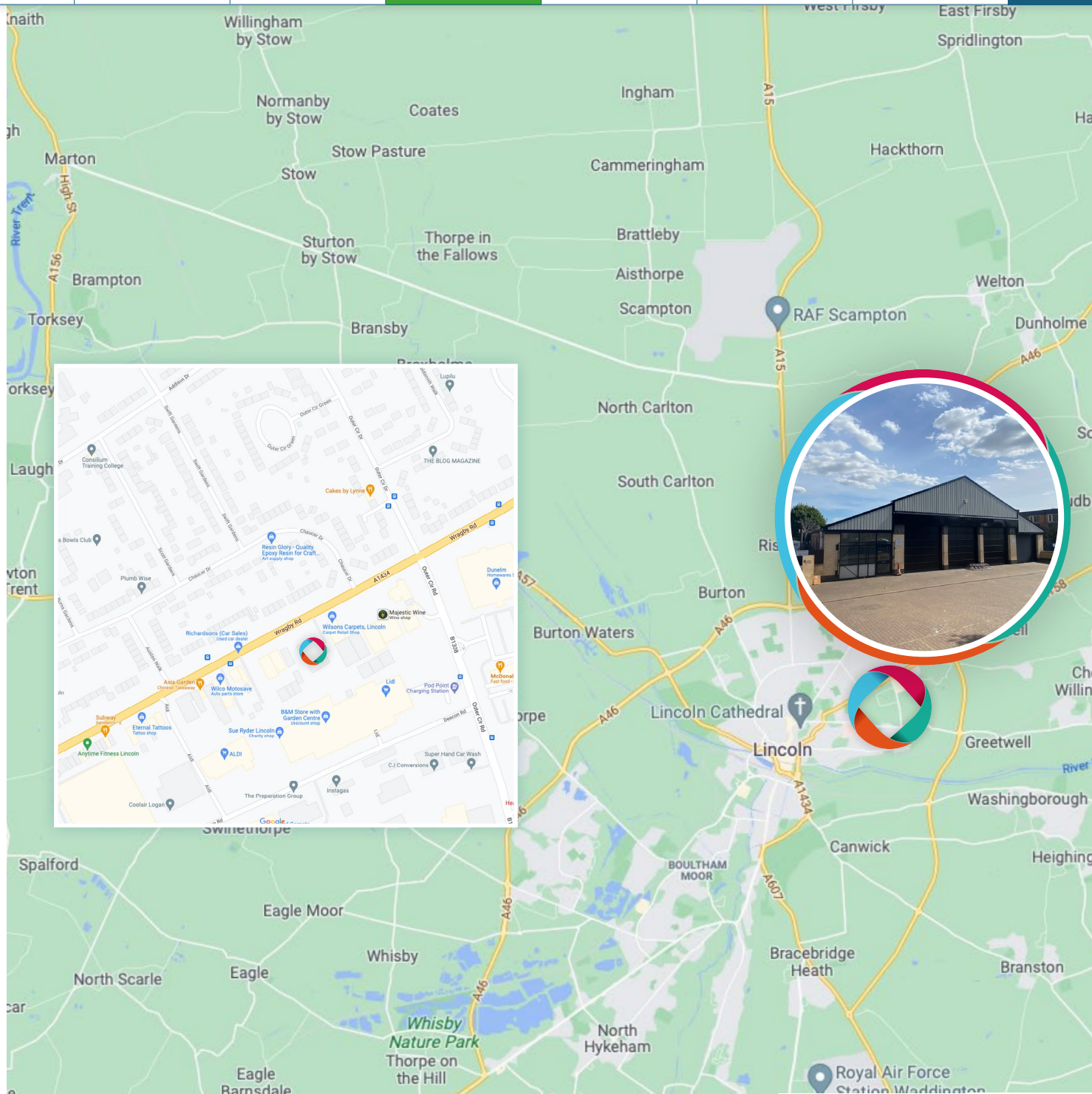
## Legal Costs

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.

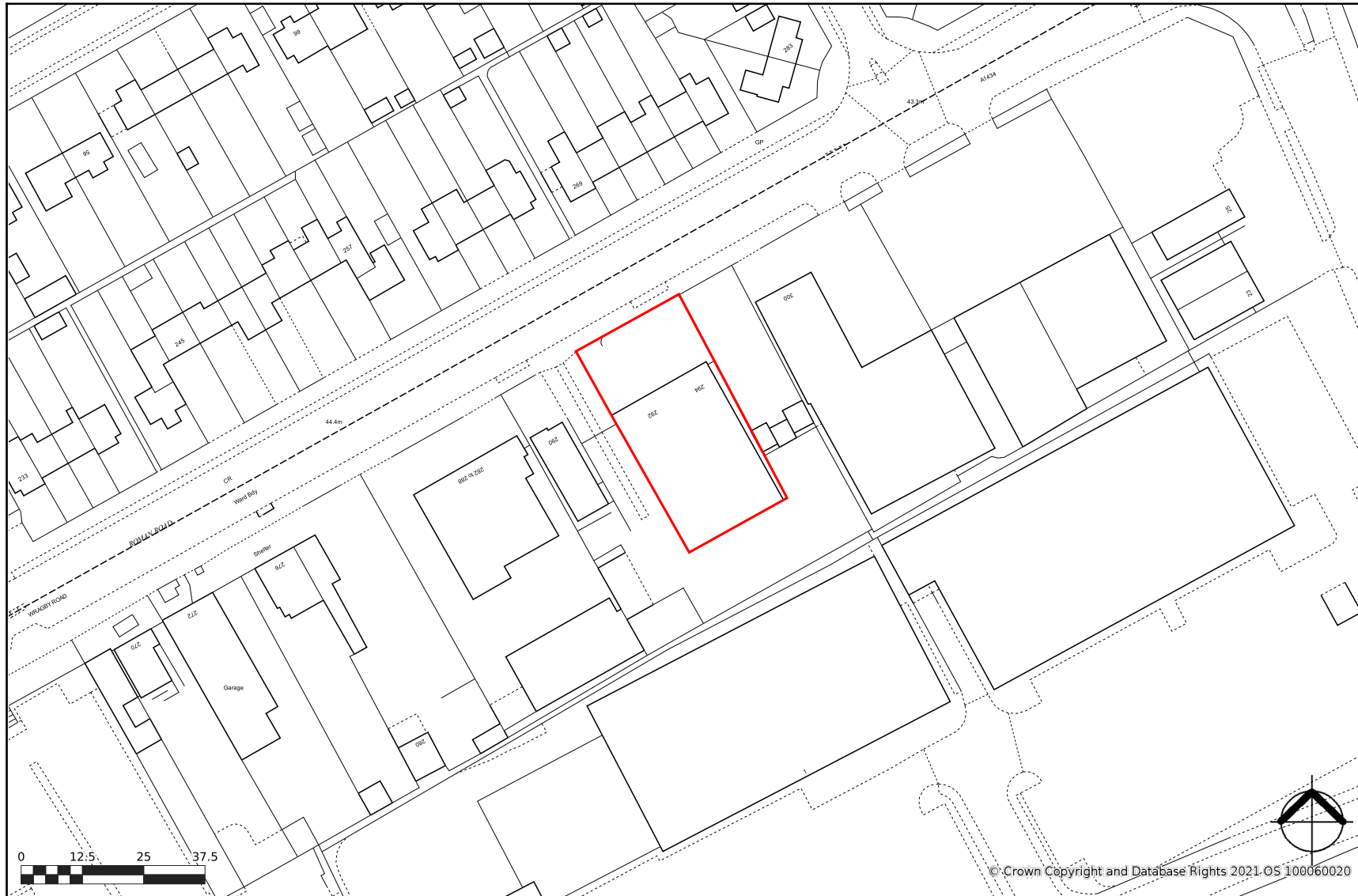








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