

INDUSTRIAL

FOR SALE



Unit 3, Branston Business Park, Lincoln Road, Branston  
LN4 1NT

#1224327/2025A

Eddisons

# UNIT 3, BRANSTON BUSINESS PARK

LINCOLN ROAD, BRANSTON, LN4 1NT



Agreement

For Sale



Detail

Industrial



Price

£155,000



Size

259.84 sq m (2,796 sq ft)



Location

Branston, LN4 1NT



Property ID

#1224327/2025A

**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 an end-terraced industrial unit of steel truss roof construction with brick/block walls and a corrugated sheet clad roof.

Internally, it benefits from separate showroom and workshop areas. The showroom is fitted with carpet tiled flooring, inset LED lighting and painted plastered walls and ceilings. The mezzanine floor is accessed via a staircase located within the showroom area.

The unit has separate pedestrian and vehicular access. Vehicular access is via an electrically operated roller shutter door.

There are separate WC and kitchenette facilities.

The property further benefits from 3 phase electricity and a height to haunch of 2.71 metres.

There are parking and loading facilities.

## 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	130.76	1,407
Mezzanine	129.08	1,389

## Energy Performance Certificate

Rating: B36

## Services

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

## Town & Country Planning

We understand that the property has consent for uses falling within Use Class E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020), with ancillary retail use.

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

<b>Charging Authority:</b>	North Kesteven District Council
<b>Description:</b>	Showroom and Premises
<b>Rateable value:</b>	£6,300
<b>UBR:</b>	0.546
<b>Period:</b>	2024-2025

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 **For Sale** Freehold, subject to vacant possession.

## Price

**OIRO £155,000.**

## VAT

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

## Legal Costs

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

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors.

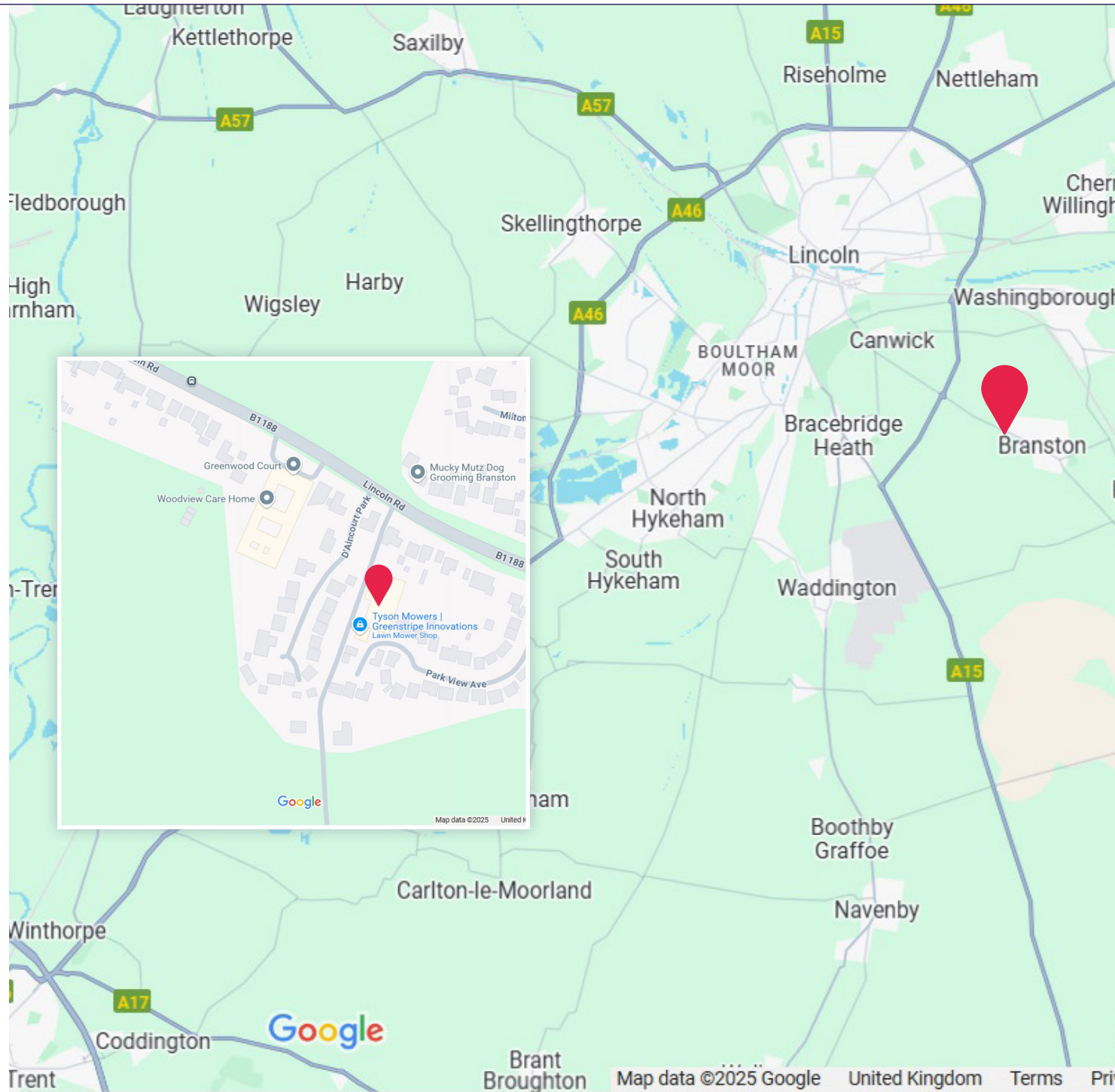
## Location

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The property is accessed off Lincoln Road, towards the west of Branston village centre. Branston is a thriving and popular commuter village approximately 4 miles to the south east of Lincoln.

Lincoln enjoys good road links via the A15, which provides good access to Scunthorpe (28 miles) to the north and Peterborough (52 miles) to the south.

Lincoln also enjoys good road links via the A46, which is one of the principal arterial and commuter routes into Lincoln City Centre. The dual carriageway also provides easy access to the A1 and national motorway networks thereafter. Lincoln further benefits from a train station with direct routes to London King's Cross.







Google







## Unit 3, Branston Business Park, Lincoln Road, Branston

