



Boundary Lane, South Hykeham, Lincoln, LN6 9NQ

FOR SALE: INDUSTRIAL DEVELOPMENT LAND AND UNITS

- Units from approximately 835 sq ft (77.5 sq m).
- 0.7 acres including the units or balance of site available.
- Situated close to the A46 dual carriageway.
- Unit price: £75,000. Site price subject to negotiation.

Rare opportunity to acquire commercial property in a significantly strong location.

Hodgson Elkington LLP

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www.hodelk.com/commercial

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Boundary Lane, South Hykeham

LOCATION

This site is situated adjacent a highly successful Employment Development positioned at the south western approach to the greater Lincoln area at the commencement of the A46 dual carriageway to Newark and the A1.

Existing occupiers within the established Gateway Park Development include a number of main Motor Dealerships including BMW, Saab and Vauxhall together with a range of traditional businesses and industrial units. The development is also well catered for with existing pub/restaurant facilities.

GENERAL

This 0.7 acre (0.28 Ha) plot will accommodate five brand new detached warehouse/workshop units, forming the first phase of development, targeted for completion winter 2010. A link between the units can be created to form a larger floor area if required. The specification will include Cedar cladding above traditional brick elevations, an electrically operated sectional loading door and disabled WC facilities.

The Vendor would also consider selling the whole site including the five units or alternatively the balance of the undeveloped land, as a potential development/investment opportunity. Purchasers should make their own enquiries regarding such matters as planning permission or potential uses prior to purchase.

SERVICES

Mains electricity, water and septic tank drainage will be connected to each unit.

OUTGOINGS (verbal enquiry only)

2010 Rateable Values: To be assessed
Rate in the pound 2011/12: 43.3p

TENURE

The units are for sale at £75,000 by way of a 999 year lease at a fixed 'peppercorn' rent (i.e a virtual freehold).

All sensible offers for the site will be considered.

SERVICE CHARGE

A service charge will be levied to cover the upkeep and maintenance of the common parts of the estate.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

By appointment with Hodgson Elkington. Please contact:

Sam Heathershaw

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ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

COMMERCIAL LEASE CODE

The Code of Practice on Commercial Leases in England and Wales recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available at www.hodelk.co.uk/publications



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