



## 24 Bridge Street

Saxilby, Lincoln, LN1 2PZ

### Guide Price £135,000

We are pleased to offer for sale this end-terraced property which, until recently, has traded as a retail property but has previously comprised a mixed-use retail and residential property and is therefore considered to have potential for alternative uses. In addition to the two-storey accommodation, there is outside space to the rear including a brick outbuilding and parking space. The property enjoys a most attractive setting on the southern fringe of the village of Saxilby, overlooking the Fossdyke Canal and the internal floor area extends to 80.5 sq.m (866 sq. ft).





#### **LOCATION**

Bridge Street is located on the southern fringe of Saxilby village centre, providing a link between High Street and Mill Lane, which is located close to the junction with the A57 Lincoln Road. The property has a most attractive outlook to the front overlooking the Fossdyke Canal. Saxilby village offers a wide range of local amenities including schools, shop, public houses and train station. There are regular bus and train services in and out of Lincoln.

#### **ACCOMMODATION**

This briefly comprises:

##### Ground Floor:

Open Entrance Lobby providing access to principal Retail Area - 3.5 m x 7.3 m  
With glazed display window, further side window and radiator.

Rear Office/Kitchen - 3.5 m x 4.2 m  
With staircase off and access to the rear. Also accommodating the gas central heating boiler.



First Floor:

Stairs/Landing

Room 1 (to the front) - 3.5m x 3.6m  
With radiator and uPVC double glazed window with attractive open-views across to the canal.

Room 2 (to the side) - 2.5m x 3.6m  
With uPVC double glazed window and radiator.

Room 3 (to the rear) - 1.7m x 2.5m  
With shelving, radiator and uPVC double glazed window.

WC Compartment - 1.7m x 2.5m  
Formerly comprising a bathroom/WC although the bath has been removed.

Outside

The property has frontage onto the pavement on Bridge Street and there is a vehicular right of access alongside the property. To the rear is an enclosed courtyard garden, beyond which there is a brick outbuilding and parking space and a further area of land beyond the outbuilding.

**SERVICES**

Mains drainage, gas, electricity and water and connected. A gas fired central heating system is installed serving radiators throughout.

**EPC RATING – C**

**TENURE - Freehold.**

**BUSINESS RATES**

Rateable Value - £4,550

Small Business Multiplier (2023/2024) 49.9p in the £.  
The property may qualify for small business rates relief.

Prospective tenants should make their own enquiries regarding Small Business Rates Relief.

**VAT**

VAT is not understood to be payable in addition to the purchase price.

**VIEWINGS**

By prior appointment through Mundys.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

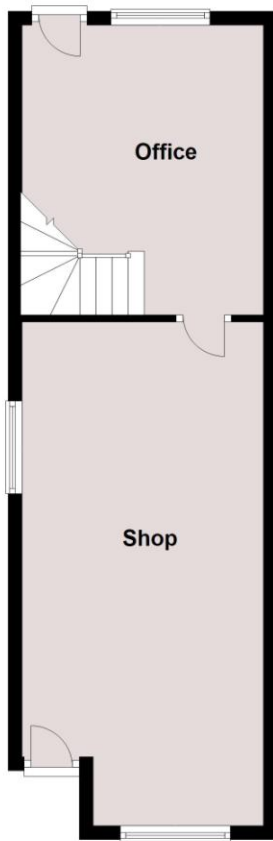
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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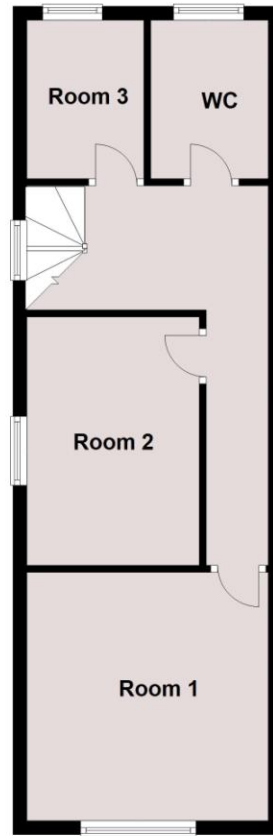




**Ground Floor**



**First Floor**



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

