



## Showroom For Sale

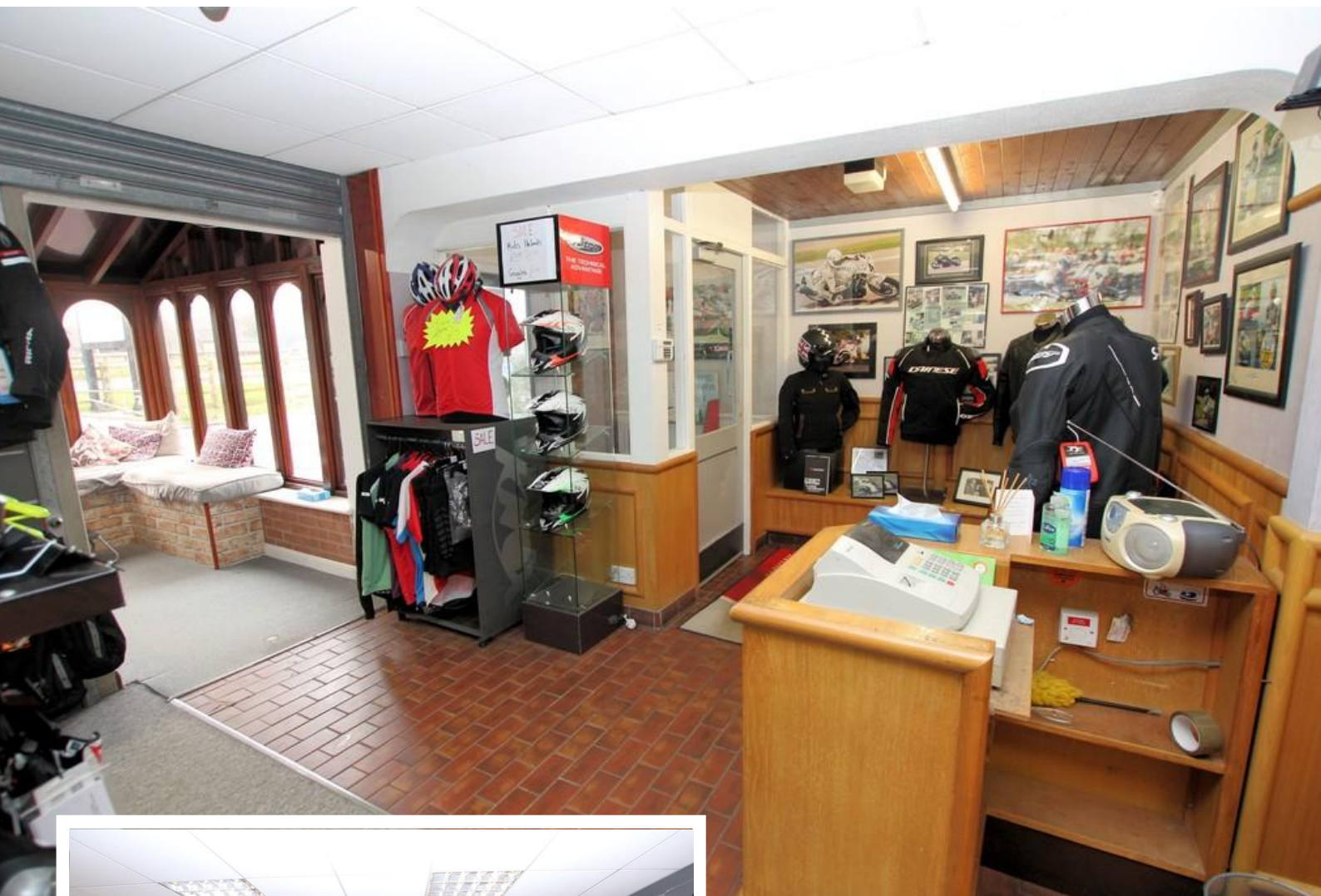
Fosseway (A46), Newark Road, Aubourn, Lincoln, LN5 9EJ

**Price £349,000**

We are pleased to offer for sale this very prominent Freehold Property comprising a Showroom with Offices and Stores extending to 167 sq.m (1,800 sq.ft), occupying a site area of 0.4 acres. The property is considered suitable for a variety of business uses, given its prominent frontage onto the A46 Bypass, south of Lincoln and is being offered with Vacant Possession, due to retirement. The external areas are tarmac-surfaced to provide ample parking space for staff and visitors. Alternatively, the grounds are considered to be suitable for use as a sales forecourt given the prominent roadside location.



## Showroom For Sale, Fosseyway (A46), Newark Road, Aubourn, Lincoln, LN5 9EJ



### LOCATION

The property is very prominently located on the A46 Bypass, south of Lincoln offering excellent connections to Lincoln City Centre and other surrounding towns and villages including Newark and Nottingham.

### DESCRIPTION

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## ACCOMMODATION

Internally, the property comprises a large open-plan showroom together with an additional display area across the frontage. Within the showroom, there are three changing rooms and access to a general office, various stores and a WC compartment. The internal floor area extends to 167 sq.m (1,800 sq.ft). Given the open-plan nature of the layout, it is considered suitable for a variety of business uses.

## SERVICES

Mains electricity, water and drainage are connected. Heating is via an oil-fired central heating system, supplemented by air-conditioning units.

## EPC RATING – D

## TENURE - Freehold.

## BUSINESS RATES

Rateable Value - £13,000

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

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

## VAT

The Vendor has confirmed that VAT is not payable on the purchase price.

## VIEWINGS

By prior appointment through Mundys.

## WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

## SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

## BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

## GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

## NOTE

1. None of these 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

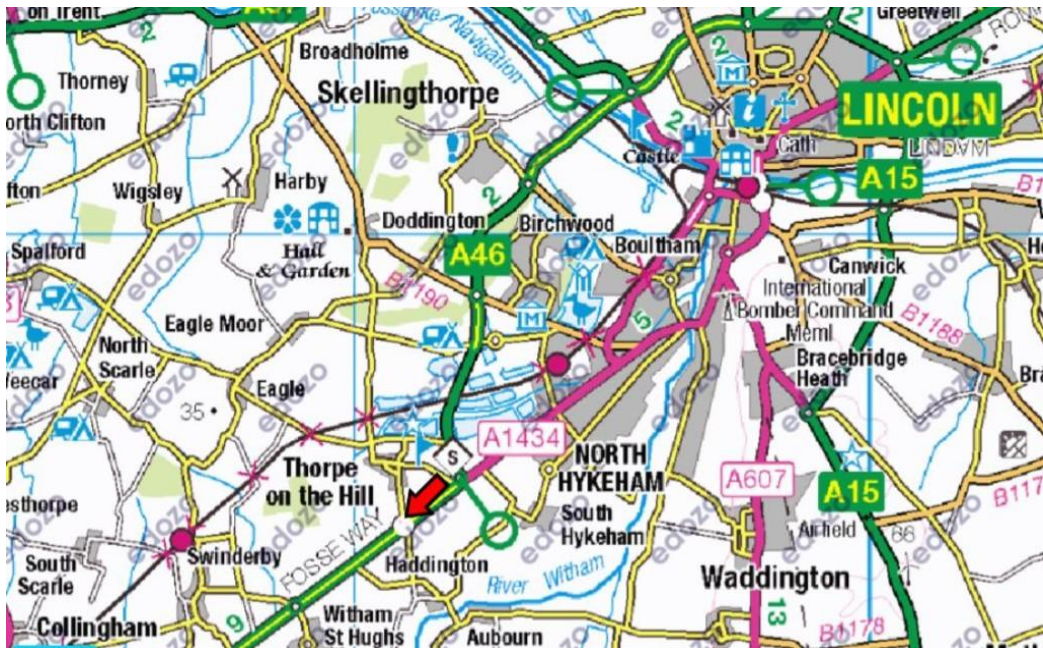
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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.

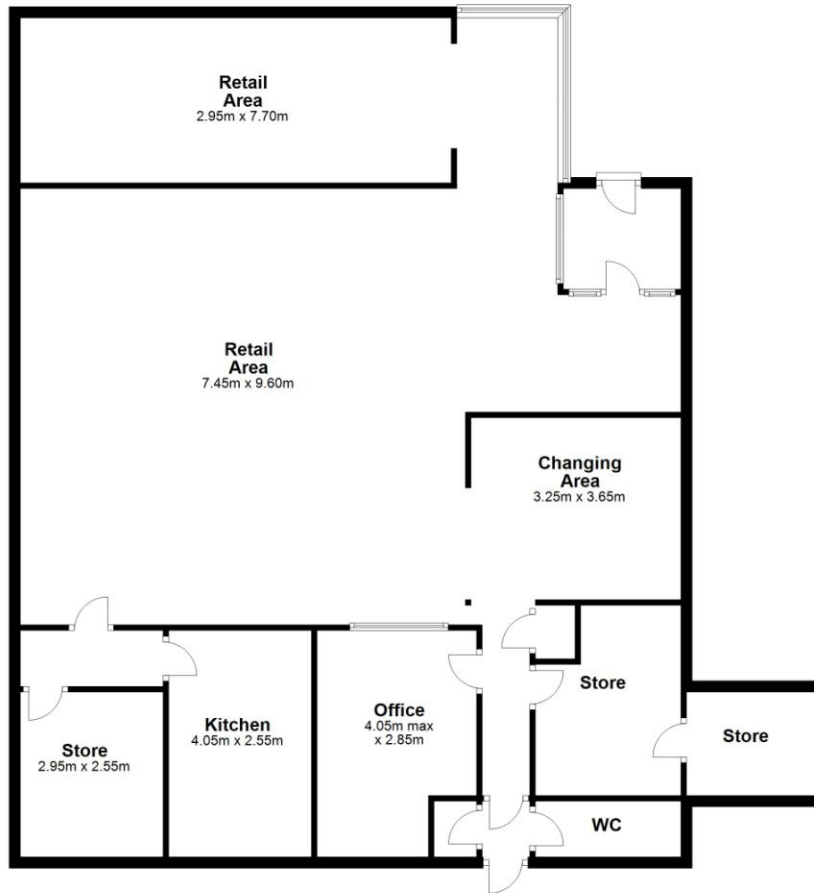
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.







**Ground Floor**  
Approx. 174.4 sq. metres



Total area: approx. 174.4 sq. metres

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net)  
Plan produced using PlanUp.

**29-30 Silver Street**  
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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 and 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.

