



FREEHOLD PROPERTY FOR SALE

183B Lincoln Road, North Hykeham, Lincoln, LN6 8PB

Starting Bid £60,000

Being sold via Secure Sale online bidding. Terms & Conditions apply

An excellent opportunity to purchase a Freehold Retail Property. The property currently operates as a salon and comprises a salon area (32.7 sq.m/352 sq.ft), kitchenette, separate WC and store and has a small lawned garden to the rear. The property will be sold with Vacant Possession.



LOCATION

The property is located in an established residential area. There are a good range of local amenities and facilities within North Hykeham to include other local shops and businesses, public houses, an ASDA supermarket and educational institutions.

ACCOMMODATION

A uPVC double glazed entrance door provides access to the salon - 6.12m x 4.93m max dimensions (32.7 sq.m/352 sq.ft).

Having uPVC double glazed windows to the front, side and rear elevations, three wash basins with storage beneath and two radiators.

Kitchenette - 2.18m x 1.30m

Having worksurfaces with inset sink and uPVC double glazed window to rear elevation.

Separate WC with toilet and uPVC double glazed window to rear elevation.

There is pedestrian access to the right hand side of the property and this leads across the rear to an attached store - 2.83m x 1.15m which houses the gas boiler and hot water cylinder.

There is a small lawned area to the rear of the property.

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Gas central heating.

EPC Rating – C(63).

TENURE

The Vendor has advised that the property is available on a Freehold basis.

BUSINESS RATES

Rateable Value - £2,850

Small Business Multiplier (2024/2025) 49.9p in the £.

The property may qualify for small business rates relief and prospective purchasers should make their own enquiries regarding this.

VAT

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

LEGAL COSTS

Each party will be responsible for their own legal fees incurred in the transaction.

VIEWINGS

By prior appointment through Mundys.

AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

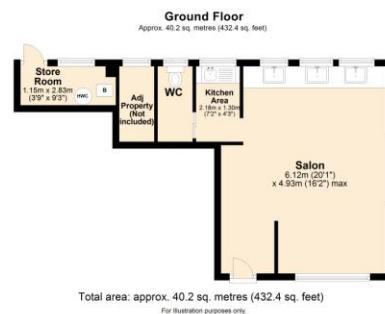
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.



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.