



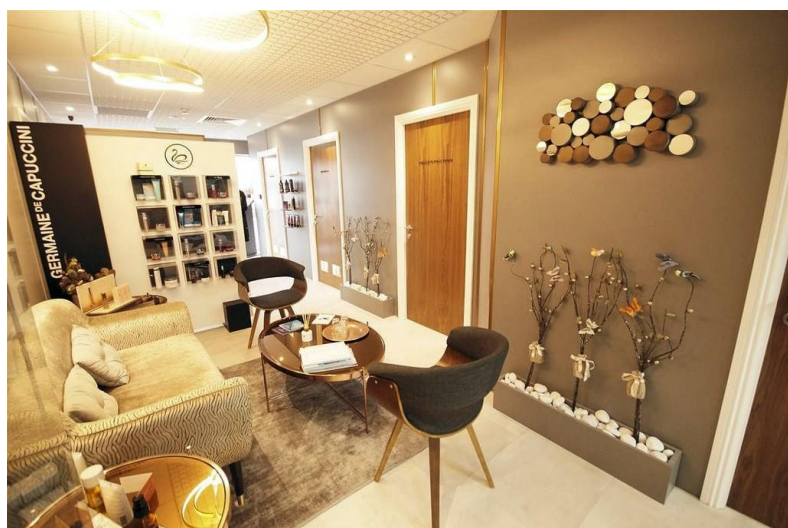
**FOR SALE**



**Unit 6 The Quays, Burton Waters, Lincoln, LN1 2XG**

**Price £280,000**

We are pleased to offer for sale this very well-presented self-contained ground floor retail suite, most recently used as a beauty therapists and equipped internally to comprise a reception area, various well-appointed treatment rooms, a drinks/seating area and staff kitchen and WC facilities. All business fixtures and fittings within the property are available by separate negotiation if required and there is ample visitor parking.





## Unit 6 The Quays, Burton Waters, Lincoln, LN1 2XG



### LOCATION

The property is located within the prestigious waterside development of Burton Waters, located approximately five miles west of Lincoln City Centre. Burton Waters is an unrivalled location, incorporating a select range of local businesses, in addition to the marina and gated residential development.

### DESCRIPTION

We are pleased to offer for sale this very well-presented self-contained ground floor retail suite, most recently used as a beauty therapists and equipped internally to comprise a reception area, various well-appointed treatment rooms, a drinks/seating area and staff kitchen and WC facilities. All business fixtures and fittings within the property are available by separate negotiation if required and there is ample visitor parking.

### SERVICES

Mains drainage, electricity and water are connected. A ducted warm-air heating system is installed.

EPC Rating – C

### TENURE

The property is available for sale on the basis of a 999-year Ground Lease with a Peppercorn Ground Rent.





## BUSINESS RATES

Rateable Value - £14,750

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

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

## VAT

VAT is payable on the purchase price.

## LEGAL COSTS

Each party are responsible for their own legal costs.

## SERVICE CHARGE

A service charge will be payable to contribute towards the maintenance of communal areas, estate roads, landscaping, car parking and on-site security. Service Charge for 1st Jan 2023 - 31st December 2023 was £1,511.24.

## PARKING

Ample customer/visitor parking within the adjacent car park.

## NOTE

The internal photographs contained within this brochure are for illustration purposes only.

## 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

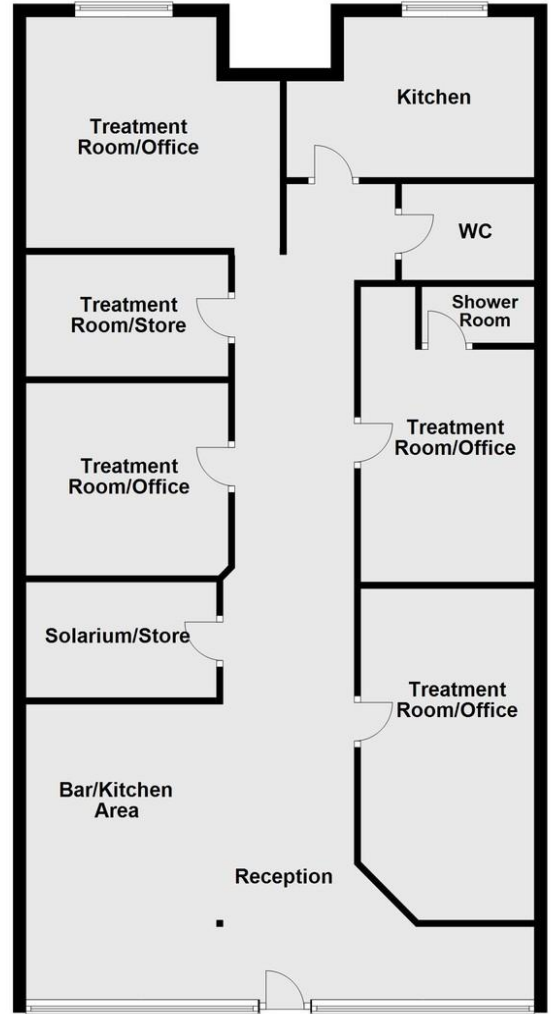
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

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**Ground Floor**  
Approx. 120.4 sq. metres (1296.0 sq. feet)



Total area: approx. 120.4 sq. metres (1296.0 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**29-30 Silver Street**  
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01522 556088

**22 Queen Street**  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

