



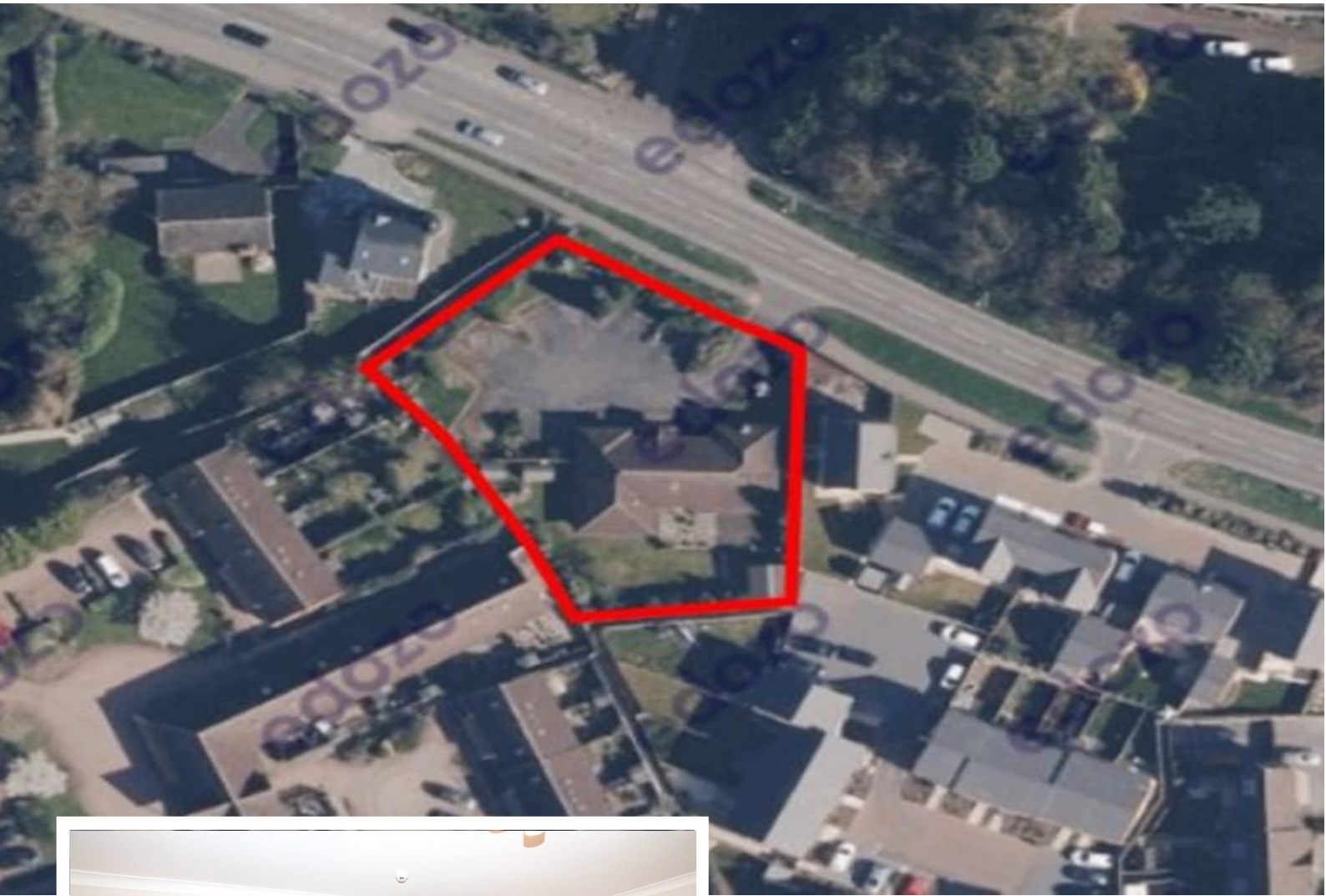
St. Barnabas Hospice

George Henderson Lodge, Front Street, Morton, Gainsborough, DN21 3AA

Guide Price £265,000

We are pleased to offer for sale this well-presented purpose-built detached property operating, until recently, as a Day Centre and offered for sale with Vacant Possession and considered suitable for a variety of business or residential uses (subject to the necessary Planning Consents). The property extends, in total, to 190 sq.m (2,045 sq.ft), all at ground floor level, comprising a mixture of offices, treatment rooms, reception rooms and kitchens, together with WC facilities including a disabled access compliant WC. The property was purpose-built for the current owners in 1998 and has been maintained to a good standard. Externally, the plot sits within extensive grounds, with car parking to the front, which is principally tarmac surfaced and incorporating 14 dedicated car parking spaces. The rear comprises a paved seating area, lawns and shrubs, together with a timber summerhouse. The plot size extends to 0.4 acres.





LOCATION

The property is located within a popular residential area, with the village of Morton, on the northern outskirts of Gainsborough, convenient for a full range of amenities and within close proximity of Gainsborough Golf Club, being close to the A159 link road connecting Gainsborough with Scunthorpe.

ACCOMMODATION

The accommodation is currently configured to comprise an Entrance Porch, Entrance Hall with Three WC Compartments off including one disabled access compliant WC, a large Resident's Reception Room, a fitted Kitchen, Utility Room, Six Separate Offices/Treatment Rooms/Meeting Rooms, together with a Store Room. The floor plan attached demonstrates the layout and configuration and the overall floor area extends to 190 sq.m (2,045 sq.ft).

OUTSIDE

The property occupies a generously proportioned level plot, extending to 0.4 acres comprising an extensive tarmac surfaced car parking area to the front, together with attractive landscaping and incorporating 14 allocated car parking spaces. The rear garden is enclosed and comprises a paved seating area, lawns and shrubs, together with a timber summerhouse.



SERVICES

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

EPC Rating - C

TENURE

The property is sold on a Freehold basis with Vacant Possession.

BUSINESS RATES

Rateable Value - £6,900

Small Business Multiplier (2024/2025) 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 payable on the purchase price.

PLANNING

Current Use Classes Order - E 'Day Centre'.

The property is considered to have residential redevelopment potential (subject to planning).

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

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. 189.3 sq. metres



Total area: approx. 189.3 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.

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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 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.

