



FOR SALE/TO LET
Unit 6 Saxilby Enterprise Park, Skellingthorpe Road,
Saxilby, Lincoln, LN1 2LR

Price £135,000 (Freehold) Rent £9,000 PA (Leasehold)
Self-Contained Ground Floor Retail Premises

This modern single-storey semi-detached office building is considered suitable for a variety of business uses, being open-plan and having five on-site car parking spaces, all conveniently located within Saxilby Enterprise Park offering excellent access to Lincoln City Centre via the nearby A57. The internal floor area extends to 93 sq.m (1,000 sq.ft) and benefits from air-conditioning providing heating and cooling, an inbuilt fire detection system and a disabled access compliant WC facility.





LOCATION

Saxilby Enterprise Park is located approximately 7 miles west of Lincoln City Centre, accessible via the A57 which, in turn, provides connections to the A46 and A1 making this an excellent, accessible business location. The nearby village of Saxilby offers an excellent range of local amenities.

DESCRIPTION

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SERVICES

Mains electricity (three-phase), water and drainage are connected. Heating and cooling is via an air conditioning system.

EPC Rating - B(29)





TENURE/LEASE TERMS

The property is available either for sale on a Freehold basis in consideration for £135,000. Alternatively, consideration will be given to a Lease for a term of years to be agreed at an initial rent of £9,000 pa, subject to a conventional Full Repairing & Insuring Lease and the payment of a rent deposit. Further details are available on request.

BUSINESS RATES

Rateable Value - £12,000

Small Business Multiplier (2025/2026) 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 chargeable.

LEGAL COSTS

In the event of a Leasehold agreement, the ingoing Tenant will be responsible for a referencing fee of £150 inc VAT and in addition, the ingoing Tenant will be responsible for the Landlord's reasonable legal costs for the preparation of the Lease. Further details are available on request. In the event of a Freehold purchase, each party are responsible for their own legal costs.

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

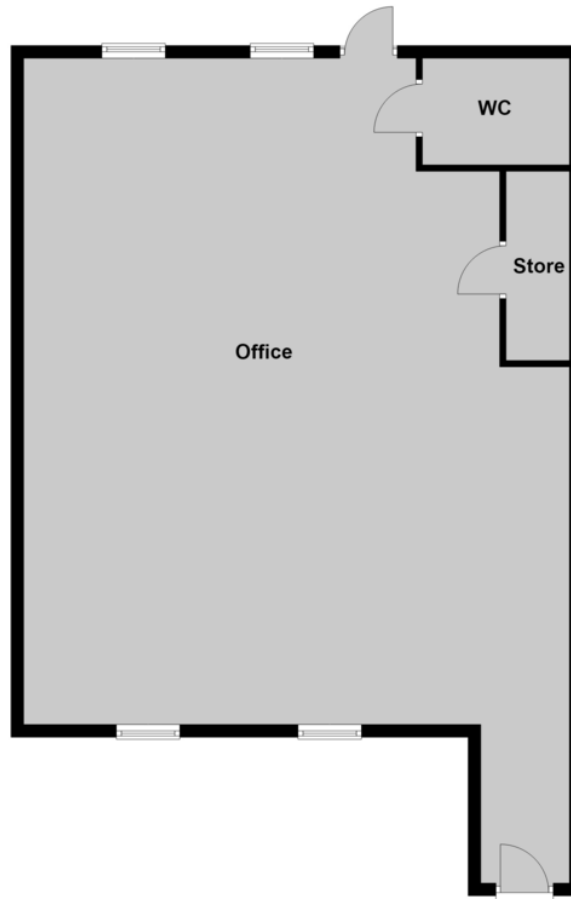
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

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.

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Ground Floor

Approx. 114.9 sq. metres (1237.1 sq. feet)



Total area: approx. 114.9 sq. metres (1237.1 sq. feet)

Diagram for illustration purposes only

29-30 Silver Street

Lincoln

LN2 1AS

commercial@mundys.net

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 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.

