



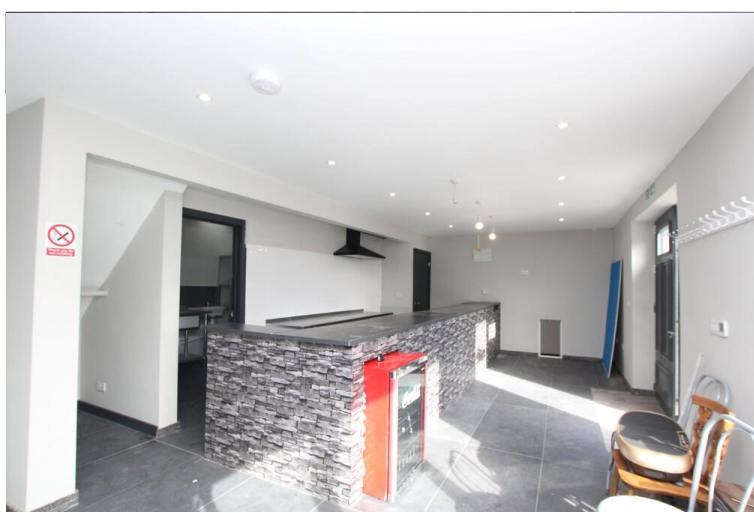
## Office & Yard For Sale

Station Approach, Station Road, Langworth, Lincoln, LN3 5BB

**£195,000**

We are pleased to offer for sale this rare opportunity to purchase a Freehold office building with a large secure level yard. The accommodation extends to 118.5 sq.m (1,275 sq.ft) and the site area is 0.2 acres being level, secure and gravelled making it particularly interesting for those businesses requiring external storage space, in addition to well-presented office accommodation. Alternatively, the owner will consider granting a Lease for this property. Contact Agent for further details.





#### LOCATION

Station Approach is located adjacent to the railway line and accessed directly off Station Road as you enter the village of Langworth travelling from Lincoln. Langworth is located approximately 6 miles north-east of Lincoln City Centre and is well-served by road-links via the nearby outer ring road linking the A15 and A46, which links the area to the National Motorway Network as well as other major towns and cities.

#### DESCRIPTION

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## ACCOMMODATION

The office accommodation at ground floor level is principally open-plan having a width of 12.3 metres and a depth of 6.3 metres with a kitchen area and WC compartment off. The open-plan ground floor space has bi-folding doors opening onto the outside space and a staircase provides access to first floor offices, with shower rooms and WC facilities. The ground floor accommodation extends to 77.5 sq.m and the first floor accommodation extends to 41 sq.m.

## SERVICES

Mains electricity and water are connected. Drainage is to a private treatment plant.

EPC Rating – B

**TENURE** - Freehold.

## BUSINESS RATES

Rateable Value - £10,000

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 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 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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**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 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.

