



LNAACT House, Bentley Drive, Bracebridge Heath
Lincoln, LN4 2QW

#10391/2021J





LNAACT House, Bentley Drive,

Bracebridge Heath, Lincoln LN4 2QW



Agreement

For Sale



Detail

Office



Price

OIEO £415,000



Size

4,120 sq ft



Location

Lincoln, LN4 2QW



Property ID

#10391/2021J

For Viewing & All Other Enquiries Please Contact:



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Director
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Property

The property comprises a former residential house which has been converted into an HQ office building previously used by the Air Ambulance Service. The property itself is constructed of masonry brick with a pitched interlocking concrete tiled roof and UPVC gutters and downpipes. Internally the property is arranged over ground and first floor providing multiple offices, consultant rooms, a kitchen and four WC's. The property has been fitted with painted plaster walls, carpet floor, radiators, inset spotlights and double glazed UPVC windows throughout. To the rear of the property is a storage warehouse and garage which equates to 129.33 Sq. m (1,392 Sq. ft).

Externally the property benefits from ample car parking with 19 spaces.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total NIA	382.76	4,120
Total GIA	399.21	4,297

Services

We understand that mains supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries). Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: North Kesteven District Council
Description: Offices and Premises
Rateable value: £14,500
UBR: 0.512
Period: 2021-2022

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available For Sale with vacant possession on completion.

Price

Offers in excess of **£415,000** are invited for the Freehold interest.

VAT

VAT may be charged in addition to the price at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Method of Disposal

The property is being offered For Sale by way of Best and Final Offers to be submitted by **Wednesday 1st December 2021**. Interested parties must submit their offers via post to the offices of Banks Long & Co or via email, no later than 12 noon on the specified date.

Whilst unconditional offers would be preferred, offers made subject to the receipt of Planning Permission would be considered. Please note the Vendors will not be required to accept either the highest or any other offer received.

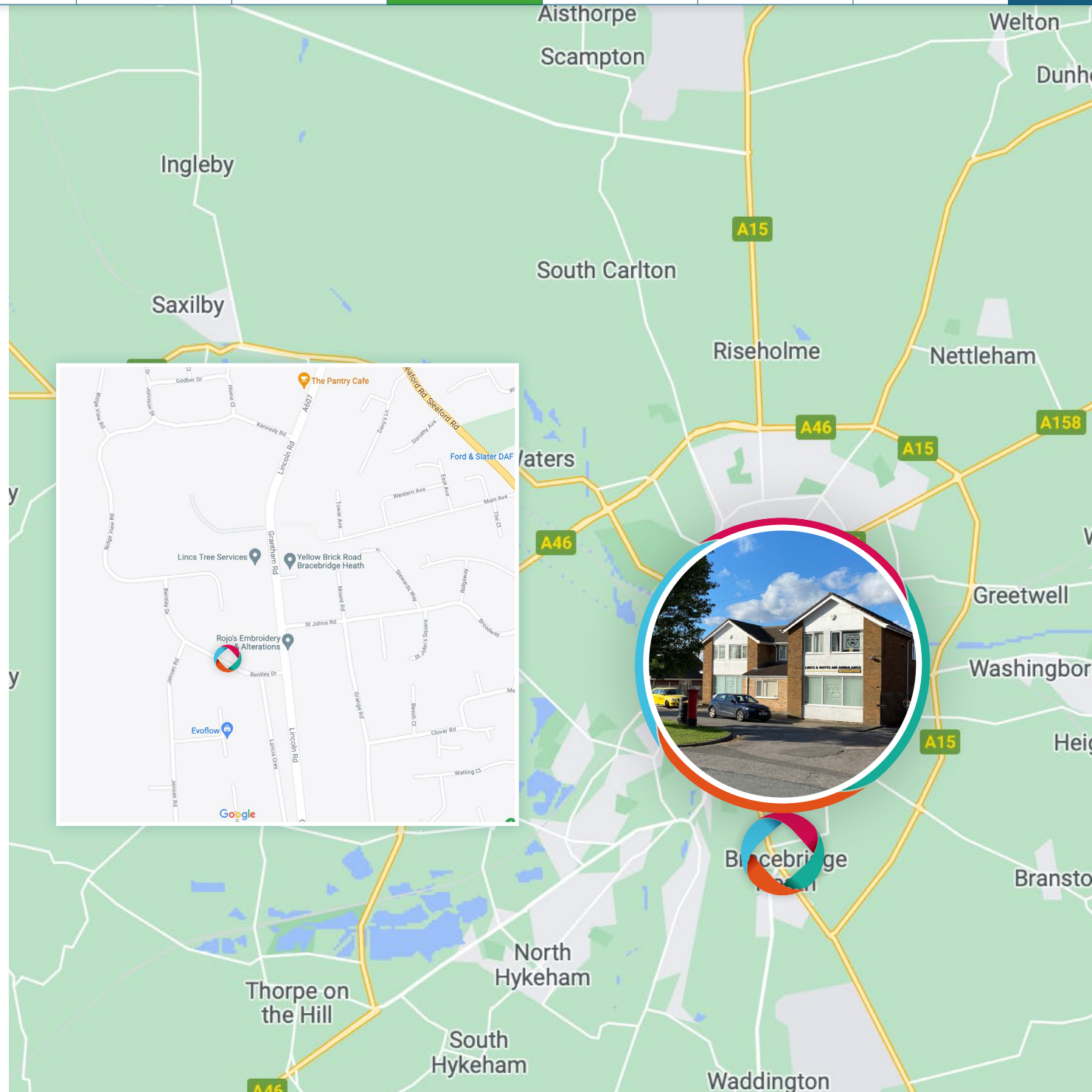
Bidders are also asked to confirm when making an offer, their proposals for the building in terms of the use and works to be carried out.



Location

The property is located in Bracebridge Heath a village located approximately 3 miles to the South of Lincoln city centre. The property itself is situated on Bentley Drive, a predominantly residential area within the village. The subject is surrounded by similar style residential dwellings but also many local amenities such as Tesco Express, Lincolnshire Co-Op, Heath Fish bar, The Bull and Blacksmiths Arms.

Bracebridge Heath offers excellent road links and access to the A15 and B1188. The accessibility has been further improved, with the completion of the Eastern Lincoln bypass which has been linked to the south of the village.









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Plotted Scale - 1:1,250



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