

Draft

COMMERCIAL



**PREMISES BRANT ROAD
FULBECK LOWFIELDS
GRANTHAM LINCOLNSHIRE NG32 3JD**

- A substantial range of Office, Workshop and Storage buildings of approximately 535.7sq.m. N'I'A' in a rural setting.
- Large site of 1.2 acres approx' well located for access to Lincoln Grantham Newark and Sleaford
- Redevelopment potential subject to planning permission
- For Sale Freehold – possibility of short term leaseback of part by Vendor

OFFERS IN THE REGION OF £120,000

LOCATION

The property occupies a rural location approximately two miles west of Fulbeck village and the A607 Grantham / Lincoln road and approximately two miles south of the A17 Newark / Sleaford trunk road. The approximate distances are Lincoln 16 miles, Grantham 10 miles, Sleaford 10 miles, Newark 9 miles.

DESCRIPTION

The property is a former range of Second World War buildings which were used for agricultural purposes before being converted to their existing use. The buildings are mainly built of brick/block work the external elevations being extensively rendered under pitched corrugated asbestos sheet clad roofs. The buildings have an 'H' formation. The south wing contains three offices, kitchen /staff room, male and female toilets, workshops and stores. The central and north wings are entirely used as stores. In addition there are three former corn silos standing adjacent to the main buildings and a 'portakabin'. The total site area is approximately 1.2 acres.

ACCOMMODATION

South Wing

Reception Office - 6.37m x 5.6m (20'10" x 18'4") three electric night storage heaters. Door off to

Office 2 - 2.49m x 6.3m (8'1" x 20'11")

Inner Corridor

Office 3 - 3.41m x 3.61m (11'2" x 11'10") electric night storage heater.

Male and Female Toilets - each with washbasin and WC.

Kitchen - 3.82m x 2.5m (12'6" x 8'2") with fitted units incorporating stainless steel sink unit working surfaces cupboards and drawers. Electric water heater. Electric night storage heater.

Workshop 1 - 8.3m x 7.74m (27'2" x 25'4") - overall measurements. Asphalt floor. Stainless steel deep sink.. Electric water heater.

Inner Area - 3.4m x 3.8m (11'1" x 12'5")

Storeroom - 4.36m x 3.4m (14'3" x 11'1")

Workshop 2 - 8.3m x 7.87m (27'2" x 25'10") - with pair of entrance doors to the east elevation.

Lean To Stores - 13m x 5.38m (42'8" x 17'8") overall measurements being presently divided by partitions into three areas.

North Wing

Store - 22.9m x 8.6m (75'x 28'2") overall with central partition. Access off to

Central Bay- 15.2m x 2.8m (17'8" x 9'2")

Outside

The property is approached from the road frontage through a pair of metal entrance gates which lead to a stoned / gravel and tarmac planning's surfaced parking area on the west side of the buildings and a concrete roadway leading round to the east. The remainder of the site is undeveloped being mainly rough grass at the present time.

Services: Mains water and electricity are connected. Drainage is to a septic tank.

Business Rates. The current Business Rating assessment is £7,500

Tenure - Freehold with vacant possession on completion or alternatively the Vendor may be interested in taking a short term Leaseback of part of the premises on terms to be agreed.

Price - Offers in the Region of £120,000

To View:

Strictly by appointment. Please apply to Escritt Barrell Golding Chartered Surveyors 24 St Peter's Hill Grantham NG31 6QF. Telephone: 01476 565371 Fax: 01476 567451. Email grantham@EBGproperty.co.uk

Energy Performance Certificate - (To be added)

Escritt Barrell Golding, Chartered Surveyors, 24 St Peter's Hill, Grantham NG31 6QF

Tel: 01476 565371 Fax: 01476 567451

www.EBGproperty.co.uk e-mail: grantham@EBGproperty.co.uk

Also at 15 Southgate Sleaford NG34 7SX Tel 01529 302271 Fax: 01529 413856

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