



1 Vicarage Lane
Nettleham, Lincoln, Lincolnshire, LN2 2RH

£400,000

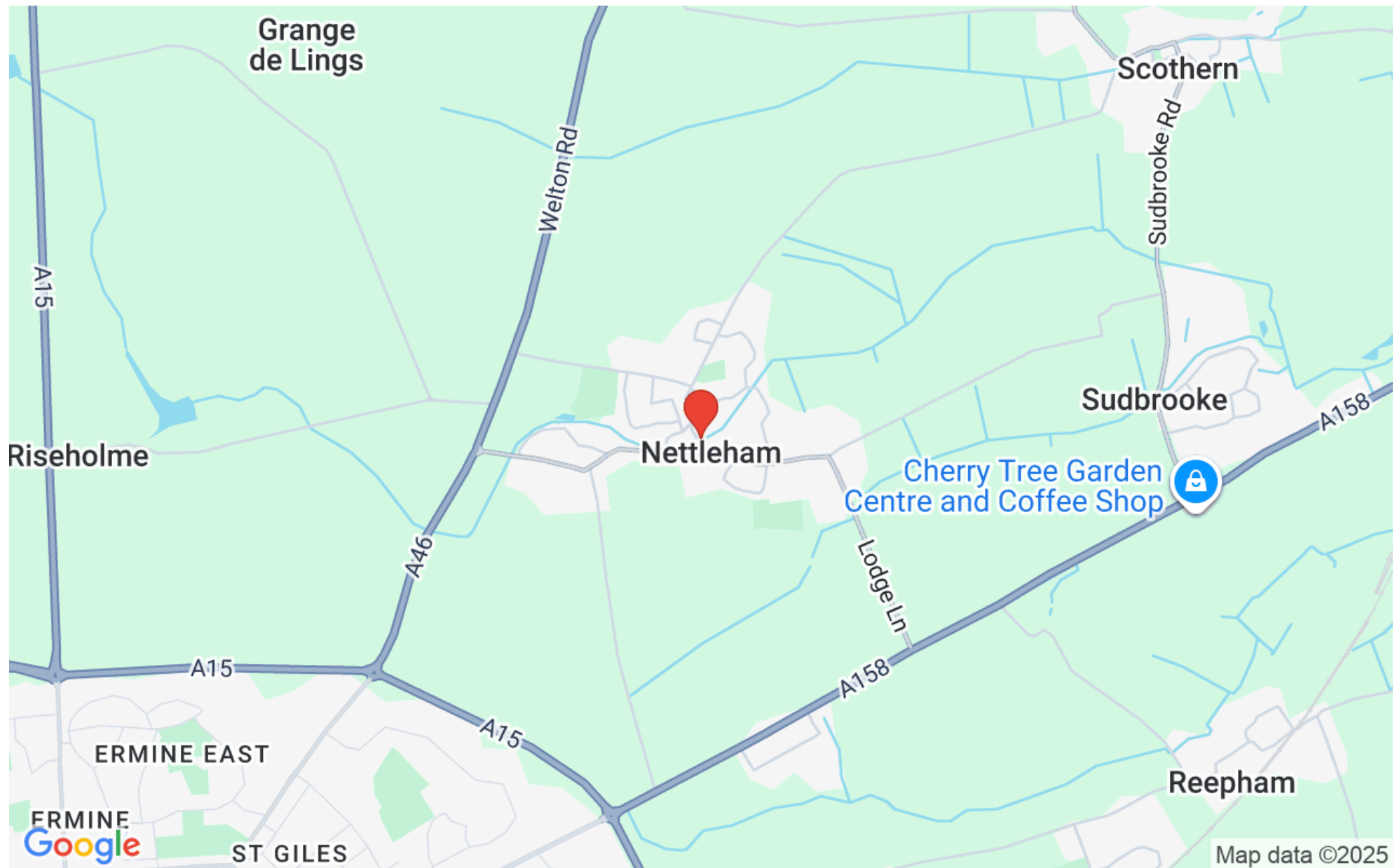
Details

- For Sale
- Detached commercial building
- Retail space / treatment rooms
- Parking for up to 4 cars
- 1046 sqft (97.1 sqm)
- Reception area
- 4 treatment rooms
- 1 office, kitchen
- CEPC - C (57)





Location



Overview

An excellent opportunity to acquire the freehold of this detached commercial building with parking situated in the centre of the village close to The Green and opposite the CO-OP store. The property has been used as a beauty treatment business for over 25 years and has the potential for a range of commercial uses.



Location

The property is situated in a prime position within the village centre and is close to the Green and opposite the CO-OP store. Nettleham is

a village and civil parish within the West Lindsey district of Lincolnshire,

4 miles (6.4 km) north-east of Lincoln between the A46 and A158.

The village has all the main amenities. The village has a population more than

4000.



ACCOMMODATION

The property comprises a detached building that has been used as a beauty treatment business for the last 25 years and would suit many other commercial uses. The accommodation comprises the following:

Overall floor space of 1046 sqft (97.1 sqm)

to include reception/retail space

4 former treatment rooms

shower room

WC

office with kitchen

Outside the property has parking for 4 cars and has a shared driveway off Vicarage Lane.

PLANNING

The property has established use as a retail/beauty treatment property and will now fall within the new use class E.

SERVICES

All mains services are connected to the property.

TENURE

The property is sold freehold with vacant possession. There are a number of items to be sold within the price including display shelving, Bang and Olufsen stereo system and a number of other items to be agreed.

RATEABLE VALUE

The property has a rateable value of £13,250.



LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The price is exclusive of VAT if applicable.

LOCAL AUTHORITY

West Lindsey District Council

The Guildhall

Marshalls Yard

Gainsborough

Lincolnshire

DN21 2NA

Tel 01427 676676

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

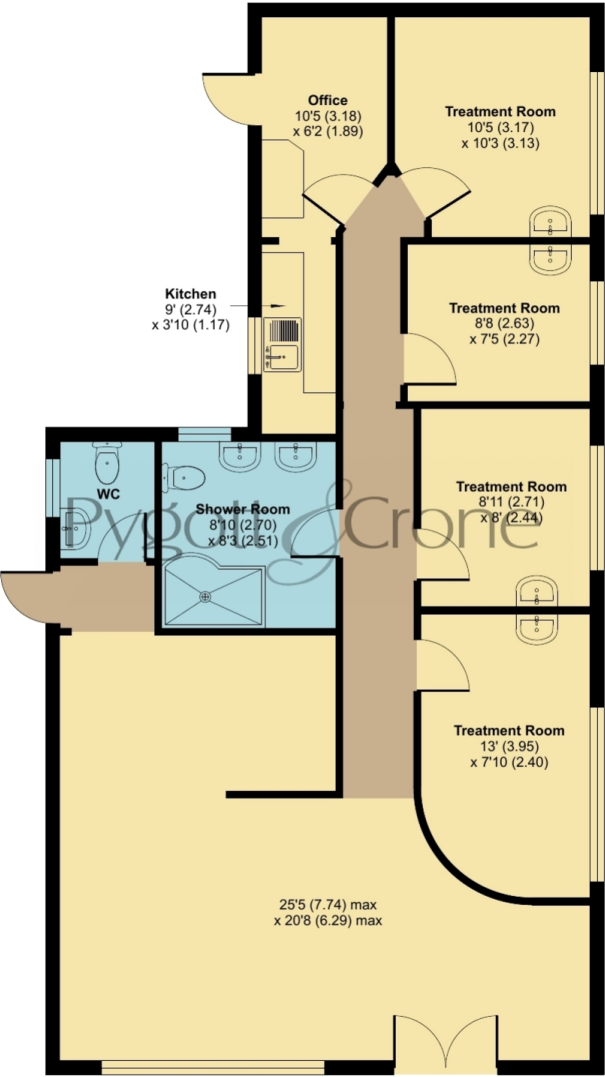
Tel 01522 536777



Vicarage Lane, Nettleham, Lincoln, LN2

First Floor Net Internal Area = 1046 sq ft / 97.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nchecom 2024. Produced for Pygott & Crone. REF: 1347880







1 Vicarage Lane, Nettleham
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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