

# FORMER VEHICLE RENTAL SITE TO LET OUTER CIRCLE ROAD LINCOLN



- SECURE SITE OF APPROX 0.37 ACRES
- SELF CONTAINED OFFICE AND WORKSHOP BAY
- ESTABLISHED & POPULAR LOCATION
- ADJACENT OCCUPIERS INCLUDE KWIK-FIT, ENTERPRISE RENT-A-CAR AND ARC CAR WASH

## LOCATION

The site is situated on the south western side of Outer Circle Road in an established commercial area to the north of the city and is approximately one mile from Lincoln Ring Road via Wragby Road.

The site is adjacent to Kwik-Fit, Enterprise Rent-A-Car and an Arc car wash with the immediate vicinity being mixed commercial properties, predominantly car dealerships and trade counter operators.

## DESCRIPTION

The property is a former vehicle hire site comprising of a level surfaced yard bordered by secure palisade fencing providing a dedicated car parking area and is fully lit. An office building and former workshop/valet bay are located to the rear of the site.

The brick built offices provide reception and open plan office accommodation incorporating staff and storage facilities, finished to a good specification.

Adjacent the offices is a steel portal frame building formerly used as a workshop/valet bay which is accessed via a roller shutter door.

## ACCOMMODATION

(All measurements are approximate and are calculated in accordance with the RICS Code of Measuring Practice)

Offices:	35.52 sqm	(382 sqft)
Workshop/Valet Bay:	37.56 sqm	(404 sqft)
Total site area:	0.37 acres	

## TERMS

The property is available by way of an Assignment of the existing FRI lease which was for a term of 5 years from 9<sup>th</sup> August 2004. The current passing rent is £19,000 per annum exclusive of all outgoings and VAT (if applicable).

Consideration maybe given to a sublease for the remainder of the term or alternatively terms for a new lease could be discussed directly with the Landlord (Subject to Covenant strength).

## BUSINESS RATES

Interested parties should make their own enquiries through the Business Rates Department of Lincoln City Council on 01522 881188.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred with this transaction.

## VIEWING

Viewing and further information is strictly by appointment through the Sole Agents.

### CONTACT:

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