



## HIGH PROFILE REDEVELOPMENT OPPORTUNITY

### BURTON'S GARAGE, LEGBOURNE ROAD, LOUTH, LN11 8ES

- Rectangular site with excellent wide profile onto the B1200 Legbourne Road.
- Site area approx. 0.626 acres (0.253 hectares) currently home to a detached Showroom & Workshop Premises having a gross internal area of approximately 279 sq m (3,002 sq ft).
- Legbourne Road is a busy arterial route into the centre of the Market Town of Louth. Surrounding properties are predominately Residential in nature with a number of new Developments currently under construction.
- Site suitable for redevelopment on a Subject to Planning basis, potentially as a Convenience Store or Drive-Thru.
- Site available owing to our client's impending retirement. Unconditional and Subject to Planning offers invited.

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**BROWN & CO JH Walter**

Property and Business Consultants

**PRICE: OFFERS INVITED**



## LOCATION

Louth is an established and historic Market Town in Lincolnshire being located approximately 26 miles North East of the City of Lincoln and having a resident population of approximately 17,000 as of 2020 but serving a much larger catchment area.

The site and premises front the busy B1200 Legbourne Road which is one of the main arterial routes into the Town centre. The location in which the site is situated is predominantly Residential in nature, however, we believe that the site may be suitable for redevelopment for a number of purposes to include Commercial as described below.

## DESCRIPTION

The site briefly comprises a rectangular and level parcel of land offering a wide profile onto the busy B1200 Legbourne Road extending to approximately 0.626 acres (0.253 hectares).

The site is currently home to a detached Showroom and Workshop Premises having a total gross internal area of approximately 3,002 sq ft (279 sq m) in addition to a detached modern Car Wash facility.

There are a number of new Residential Developments currently under construction in the immediate vicinity and we believe the site is suitable for redevelopment for similar purposes, however, may also offer the potential, given the location and size of the site for redevelopment for Commercial purposes to include Convenience Store or Drive-Thru facility owing to the lack of similar opportunities in Louth at this time.

## PLANNING

The Site and Premises have been used for many years as a Vehicle Sales Showroom and Workshop facility and as such has an established use classified as Sui Generis.

We would recommend that prospective purchasers contact East Lindsey District Council regarding advice associated with planning-related matters in relation to this site. Tel: 01507 601111.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The site is being sold subject to, and with the benefit of all existing obligations and rights, including rights of way, whether public or private, light, support, drainage, water, electricity and other obligations, easements and quasi-easements and all wayleaves whether referred to or not within these Sales Particulars.

## SERVICES

We understand that the site benefits from connection to mains electricity (with 3 phase supply), water and drainage. We also understand that mains gas may be available in this location. Interested parties are advised to make their own enquires with the relevant Statutory Authorities prior to submitting an offer to acquire this site and to confirm the availability and capacity of services referred to herein.

## EPC RATING

The existing property on the site has an EPC Rating of D97.

## METHOD OF SALE

My clients are receptive to both Unconditional and Subject to Planning offers in respect of this site and property. The property is offered for sale by way of a freehold title with vacant possession to be granted upon completion.

## PRICE

Our client is inviting offers for the freehold interest in this site and any interest received will be judged upon its merits and against any conditions attached to said offer in terms of planning etc.

## LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in respect of any transaction negotiated.

## VAT

The asking price quoted herein is exclusive of, but may be liable to VAT at the prevailing rate and prospective purchasers should clarify the position regarding VAT prior to making an offer to acquire this property.

## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Selling Agents:

Brown & Co  
5 Oakwood Road Lincoln  
LN6 3LH  
Tel: 01522 457800



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01522 457172  
07768 465753  
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## LOCATION PLAN



### IMPORTANT NOTICES

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