

Village Centre Trade Counter with Offices, Workshops and Development Potential

18 High Street | Donington | Lincolnshire | PE11 4TA



Substantial Site Extending to Around 1 Acre, 0.4 Hectares
Steel Framed Workshops and Offices Extending to Over 750sqm, 8,000sqft of Accommodation
Suitable for a Trade Park or Mixed-Use Development or Owner Occupier

For Sale Freehold with Vacant Possession
£525,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The large village of Donington has a population of around 3,200 residents and is located close to the A52 trunk road on the South Lincolnshire Fens.

London is approximately 110 miles to the south, Nottingham 40 miles to the west, Boston 10 miles to the north-east and Lincoln 40 miles to the north.

The village has well regarded schools, retail offering and sporting facilities and is well connected via a road network with regards to access to the East Midlands and East Anglia.

The property is located in the centre of the village to the north of the High Street in a row of commercial and residential properties.

Description...

From the High Street, there is a trade entrance with an electric roller shutter door.

Trade Sales Area.....8.7m x 5.6m, 48.7sqm
Ceiling height 3.1m.

Secondary Sales Area.....Totalling 66.8sqm

Rear Kitchenette.....2.6m x 2.8m, 7.5sqm
WC

Steel Framed Workshop.....341sqm, 3,660sqft
With steel frame construction, high impact floor, mezzanine storage, 2 electric roller shutter doors, minimum internal eaves height of 4.2m.

Modular Office

Access from the High Street leads to:

Reception Area.....7.1sqm
Concrete stairs lead up to the second floor offices.

Open Plan Office.....9.5m x 9m, 84.3sqm
and 3m x 3.1m, 9.4sqm

Including Manager's Office, having solid floors, suspended ceiling and perimeter trunking.

Store.....5m x 1.3m, 6.5sqm

Kitchen/Office.....5.6m x 5.1m, 28.9sqm
Having a range of fitted cupboards, stainless steel sink and drainer, mixer taps.

WCs

A second concrete staircase leads to the adjoining rear workshop.

A gated entrance leads to the rear production yard
Workshop.....14m x 7m, 99sqm
Internal eaves height 3.5m.

Paint Shop.....7m x 10m, 69sqm

Store.....6.3m x 2.4m, 15.2sqm
Internal eaves height 3.5m.



Outside...

A vehicular access from High Street leads to an allocated customer parking area with space for 20 vehicles.

The site extends to the rear of the main buildings with a total site area of 0.2 hectares, 0.95 acres.

Outgoings...

The property is assessed as workshop and premises with a Rateable Value of £23,750. Full details are available from the VOA website.

Schedule of Accommodation...

Trade Retail Area	105m ²	1,130ft ²
Rear Workshop	341m ²	3,660ft ²
First Floor Offices, Ancillary Accommodation	110m ²	1,180ft ²
Rear Workshops	182m ²	1,960ft ²
Total (est)	738m ²	7,945ft ²

EPC...

Energy Performance information will be available where required on request.

Viewing...

All viewings are to be made by appointment through the agent, Poyntons Consultancy.
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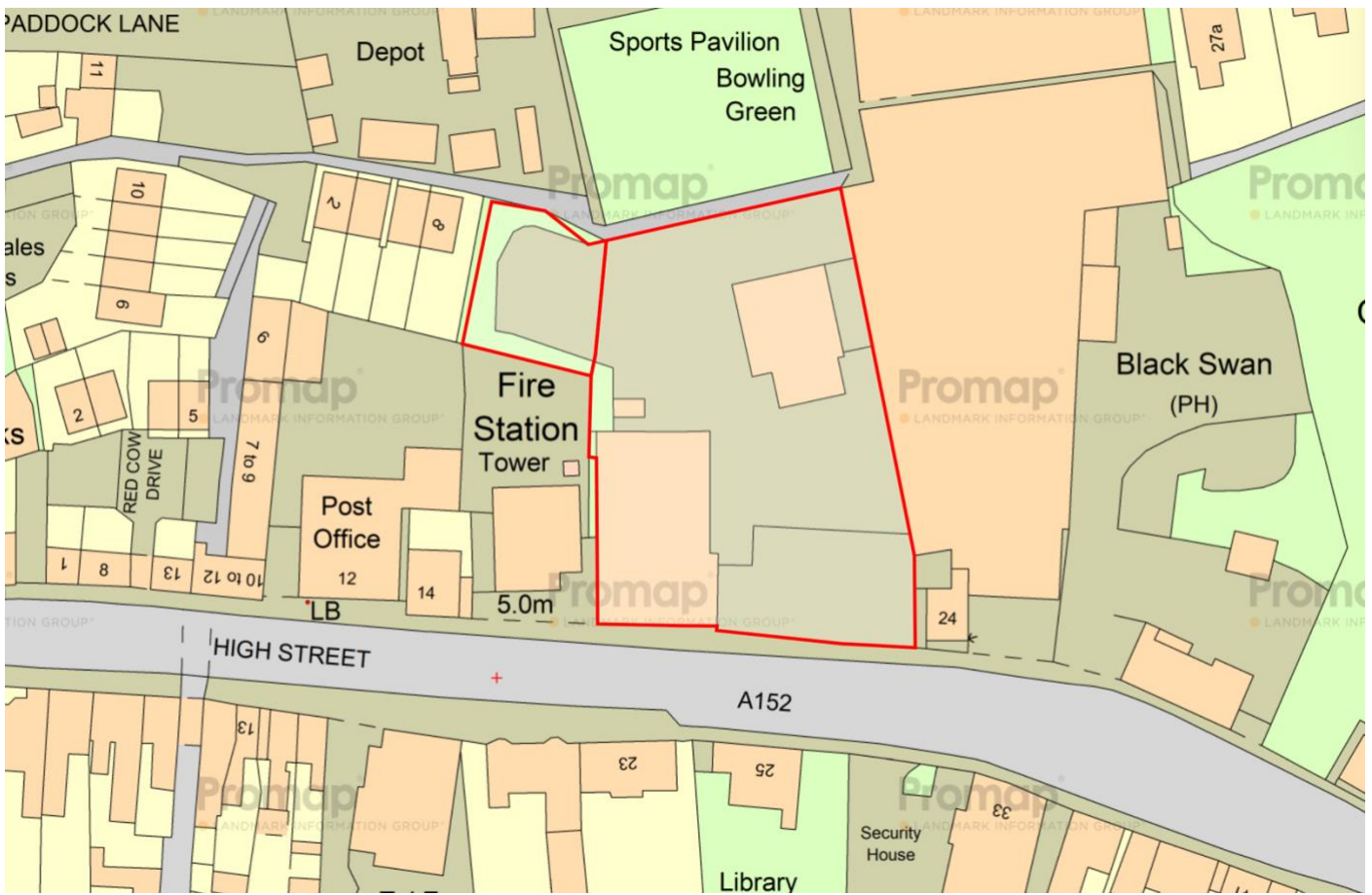




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