

Freehold Commercial Development Site For Sale with Planning Permission For a Café and Five Industrial Units

Plot 1 Enterprise Road | Golf Road Ind.Estate | Mablethorpe | Lincolnshire | LN12 1NB



Full Planning Consent for 4 x 525sqft Industrial Units Totalling 2,100sqft, 195sqm, 1 x 1,160sqft, 108sqm Unit and a Café 720sqft, 67sqm

For Sale Freehold with Vacant Possession
£95,000 Subject to Contract

Location...

The Lincolnshire seaside town of Mablethorpe is located in the East Lindsey District Council and has a population of around 2,500 residents and a summer transient population in excess of a million visitors.

The town has a good range of retail, sporting and educational facilities.

Enterprise Road is a light industrial estate located to the north of the town centre, to the south of Golf Road, close to a newly constructed Tesco Supermarket.

Description...

The property comprises a rectangular level site with planning consent for a proposed scheme of 5 industrial units and a café.

Proposed Schedule of Accommodation...

Café	720sqft	67sqm
Unit 1	525sqft	49sqm
Unit 2	525sqft	49sqm
Unit 3	525sqft	49sqm
Unit 4	525sqft	49sqm
Unit 5	1,160sqft	108sqm
Total Accommodation	3,980sqft	371sqm

Tenure...

The property is offered Freehold with Vacant Possession with rights of access reserved over the adjoining plot.

Planning Consent...

Planning Consent N/110/01004/22 dated 14/9/22 has been approved. Full details are available.

VAT...

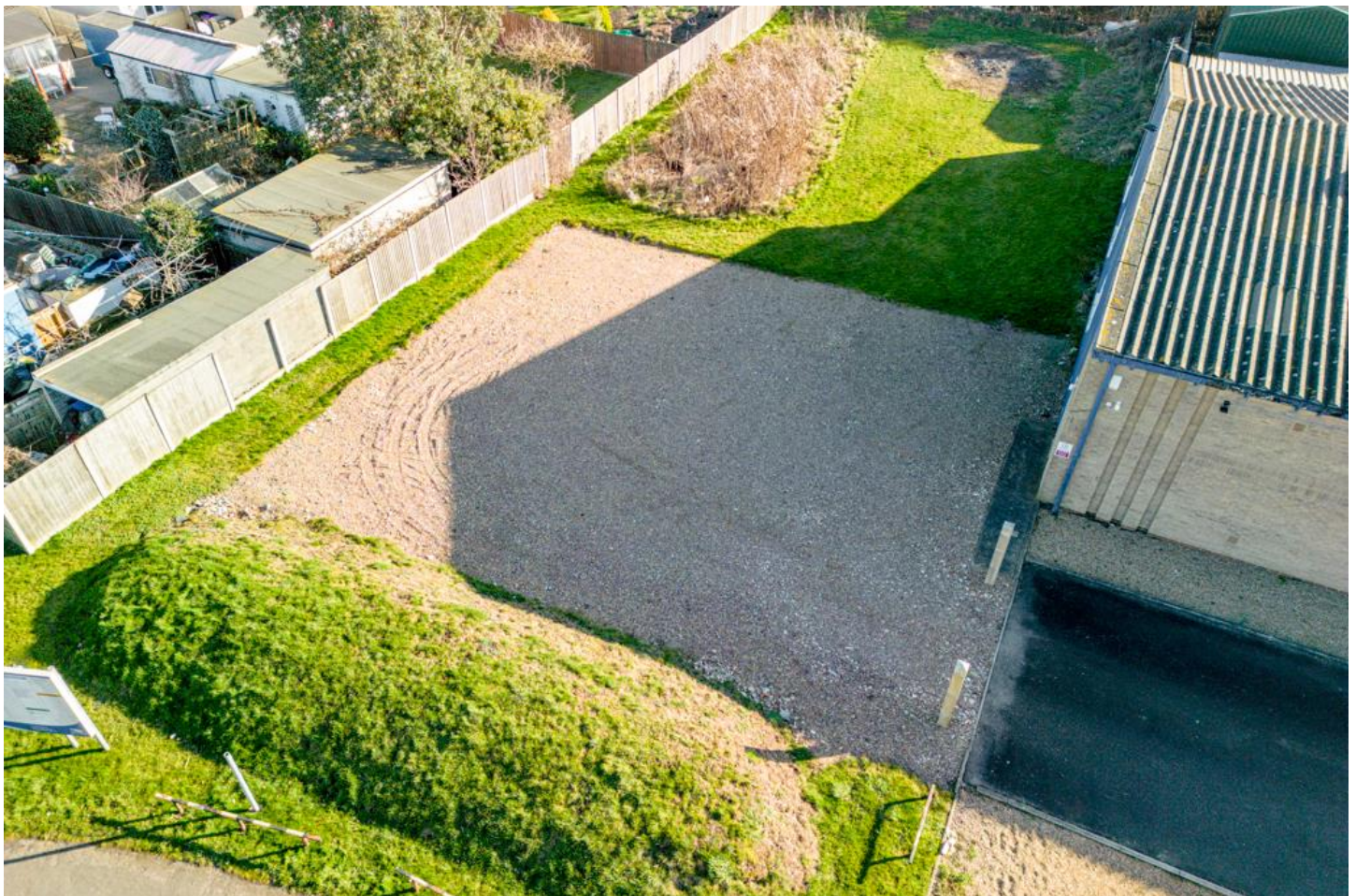
The vendor reserves the right to charge VAT where applicable at the prevailing rate.

Viewing...

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

Poyntons Consultancy.

sales@poyntons.com | poyntons.com







Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694

www.poyntons.com

sales@poyntons.com

