

ROBERT BELL & COMPANY

CHARTERED SURVEYORS
AUCTIONEERS
LAND & ESTATE AGENTS

LINCOLN (01522) 538888
WOODHALL SPA (01526) 353333
CONINGSBY (01526) 344434
HORNCastle (01507) 522222

Commercial Retail Unit



ASHBOURNE INTERIORS, TILLBRIDGE LANE, SCAMPTON. LN1 2SX

This is a retail unit, at present equipped for the manufacture of curtains and blinds, situated on a corner plot on Tillbridge Lane, Scampton, very handy for the A46 ring road and A15/100 to Gainsborough.

Accommodation comprises; Main Office, Showroom, Workshop, Workshop Office, Storeroom, large Showroom, Kitchen and WC.

The property has a tarmac parking area with designated spaces for both staff and customers. There is an adjoining business premise to one side with hedging/open fields to the other.

All items as listed are included in the sale.

43 Silver Street, Lincoln, Lincs LN2 1EH
Tel: 01522 538888 Fax: 01522 589988
E-mail: lincoln@robert-bell.org
Website: www.robert-bell.org

INTERNAL ACCOMMODATION:

MAIN OFFICE [13' x 10' (3.96m x 3.05m)] having carpeted floor, modern strip light fittings, telephone/data points and power points. Door through to:



SHOWROOM [32' x 18' 9" (9.75m x 5.71m) max dimensions] having double uPVC double glazed doors with windows to either side, ample display space to the walls, false ceiling, down lighters, carpeted floor and power points. Door through to **STOREROOM** [10' 2" x 3' 2" (3.10m x 0.96m)] separated by stud walling, and to:



WORKSHOP [39' x 23' max dimensions (11.88m x 7.01m) of irregular shape] having vaulted ceiling, ceiling lights, stud walling between main showroom and emergency fire exit to one end; cutting tables/racking and other appropriate furniture. **OFFICE** [13' 9" x 23' 6" (7.16m x 4.19m)] having vaulted ceiling, strip light fittings, coat hooks, telephone points, power points and carpeted floor.



KITCHEN/WC [10' x 4' 9" (3.05m x 1.45m)] with fitted base unit, work surface with stainless steel sink and mixer taps, fluorescent lighting strip and power points. Door through to **TOILET** having low level WC, wall mounted wash hand basin, ceiling light and non-slip floor covering.



LARGE STORAGE ROOM [32' x 6' (9.75m x 1.83m)] stud walling, breeze block walls, 3 double glazed windows to side aspect. Carpeted floor, numerous power points. Work benches to one wall, 3 large cutting tables and wall mounted fabric hanging space.

Inventory of items included in the sale:

1 x Henry hoover
2 x office desks
1 x office chair
1 x 4 drawer filing cabinet
1 x metal wall curtain hanging bracket
1 x 3 shelf storage rack
2 x sets of ladders
1 x fully equipped tool box
1 hand held power drill and attachments
2 x handmade large wooden making up tables
1 x wall mounted wrapping roller system
2 x Clark & Clarke book display units
1 x sewing table
1 x Pfaff over locker
1 x Pfaff select 3.2 sewing machine
1 x blind making table
1 x mitre saw

Selection of inter lining, cushions and fabrics
Over 100 mixed fabric and wall paper sample books from Clarke & Clarke, Today Interiors, Sanderson, Sawffer, Nouveau, Hallis Hudson, ILiving, Harlequin, Blendworth, Morris & Co

1 x wooden shelf display cabinet
2 x Today Interiors wall paper display unit
3 x wooden display units & display boxes
2 x 5 tier metal display stands
1 x large tubular flower vase
1 x large wall standing mirror
20+ wall display units for curtain poles, blinds and finial ends
2 x electric motor curtain and roman blind wall displays
4 x wall mounted pelmet displays
1 x wall mounted Silent Gliss wave voile display
3 x electric heaters
2 x Stevens blind displays
Various blind and shutter sample books
2 x fixed roman blinds
1 x waste bin
All office fixtures
1 x dymo label system
1 x World pay portable credit card machine

Answer phone and BT internet hub
All carpets
Various furniture, lighting and supply books

Leasehold:

A new lease will be discussed and negotiated with the existing tenant/freeholder. Please enquire for further details.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888; Fax: 01522 589988;

Email: lincoln@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 21.3.17

DISCLAIMER

Messrs Robert Bell and Company for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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- (iv) All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

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Call 01522 538888 to book an appointment.



Chartered Surveyors, Auctioneers, Land & Estate Agents

