

Redevelopment



**The Vicarage, Main Street,
Torksey, LN1 2EE**

TO LET: POTENTIAL C2 RESIDENTIAL CARE DEVELOPMENT

- Potential 10 bedroomed C2 residential redevelopment opportunity STPP.
- Situated on mature private grounds of approx. 0.5 acres (0.21 Ha)
- Secure electric gated access.
- Rent: £36,000 per annum exclusive.

Potential C2 residential care home redevelopment opportunity.

Lambert Smith Hampton

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Vicarage, Torksey

LOCATION

Torksey village lies approx. 7 miles from Gainsborough and 11 miles from the City of Lincoln.

GENERAL

The Vicarage is a substantial eight bedroomed family house, laid out over three floors, set back from the road, on a mature plot of approx. 0.5 acres, accessed via private electric gates.

The Local Planning Authority have indicated that the property has potential to be redeveloped to a C2 Residential Care Home.

ACCOMMODATION

	SQ FT	SQ M
Ground floor		
Kitchen	39.1	420
Family Room	16.5	177
Study	11.9	128
Dining room	23.6	254
Reception	27.6	298
WC 1	-	-
WC 2	-	-
First floor		
Bedroom 1	23.8	256
Bedroom 2	17.7	190
Bedroom 3	10.9	118
Bedroom 4	9.2	99
Bathroom 1	-	-
Bathroom 2	-	-
Second Floor		
Bedroom 5	11.5	124
Bedroom 6	10.9	117
Bedroom 7	10.4	112
Bedroom 8	11.4	119
Store	7.6	82.3
WC	-	-

SERVICES

Mains electricity, water and drainage are available to the property. None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

TENURE

To let on a new full repairing and insuring lease for a minimum period of ten years or longer subject to negotiation.

RENTAL

It is envisaged interested parties will submit a planning application for change of use to C2 Residential institution, upon the signing of an agreement for lease, subject to grant of change of use.

LEGAL COSTS

Each party to be responsible for their own legal fees.

VIEWING

By appointment with Lambert Smith Hampton. Please contact:

Matthew Johnson

Tel: 01522 698888

Email: mjohnson@lsh.co.uk

Web: www.lsh.co.uk

ENERGY PERFORMANCE CERTIFICATE

Page one of the Energy Performance Certificate is included at the end of this brochure. The full EPC and Recommendation Report are available on request or from our website.

COMMERCIAL LEASE CODE

The Code of Practice on Commercial Leases in England and Wales recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.



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