



**Marlin House, Kings Road, Immingham,
North Road, Lincolnshire, DN40 1AW**

FOR SALE: INVESTMENT / DEVELOPMENT OPPORTUNITY

- Current income £22,688 per annum
- Potential income when fully let £55,308 per annum.
- Site to rear of property approx. 2.47 acres (1 Ha), with development potential.
- Price: Offers in excess of £600,000.

Part let, prominent office / trade counter investment for sale, with potential development land to rear.

Lambert Smith Hampton

1 Oakwood Road, Doddington Road, Lincoln, LN6 3LH

Tel: 01522 698888

Email: lincolninfo@lsh.co.uk

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Marlin House Immingham

**Lambert
Smith
Hampton**

LOCATION

The property is situated fronting Kings Road and is located on the Eastern approach to Immingham on the A1173, being approximately 3 miles from the A180 motorway link.

The property is in close proximity to Immingham Dock's, East and West entrances.

GENERAL

Marlin House provides two storey accommodation, with offices on the first floor and three trade counter / offices units on the ground floor (one currently occupied and two fitted out to a shell condition). Please see accommodation / tenancy schedule below.

LAND

Included with the sale is a parcel of land of approx. 2.47 acres (1 Ha), situated towards the rear of Marlin House (please see attached plan). A planning brief for the site, concerning B1 & B8 allocation, has been compiled and the Local Planning Authority concluded "it is considered that in principle the proposed development is likely to gain the support of Officers, so long as the matters discussed, are properly resolved through the Planning Application process"

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.

ACCOMMODATION / TENANCY SCHEDULE

UNIT	TENANT	Size (sq ft)	LEASE START	LEASE END	TERM (years)	ANNUAL RENT	ERV
G/F Unit 1	Davis Wagon Services Ltd	1,712	24.06.2013	23.06.2018	5	£12,488	
G/F Unit 2	VACANT	1,367	-	-	-		Marketing at £8,500 pa
G/F Unit 3	VACANT	1,249	-	-	-		Marketing at £8,125 pa
F/F Suite 2&3	VACANT	950	-	-	-		Marketing at £2,255 pa
F/F Suite 2a	VACANT		-	-	-		Marketing at £2,475 pa
F/F Suite 4&5	VACANT	1,310	-	-	-		Marketing at £6,550 pa
FF/ Suite 6	Davis Wagon Service Ltd.	173	13.06.2013	In occupation under Licence		£865	
F/F Suite 7	TFS Ward Limited	425	01.04.2010	In occupation under Licence		£2,646	
F/F Suite 8	Tortank	780	01.04.2010	In occupation under Licence		£4,039	
F/F Suite 9	VACANT	550	-	-	-		Marketing at £2,715 pa
F/F Suite 10	VACANT	400	-	-	-		Marketing at £2,000 pa
Car Park	Rachel Sarah Fox		01.04.2016	31.03.2019	3 years	£2,650	
	Total	8,916	-	-	-	£22,688	£32,620

TENURE

Freehold for sale, subject to leases described in the tenancy schedule below.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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.

ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

Lambert Smith Hampton

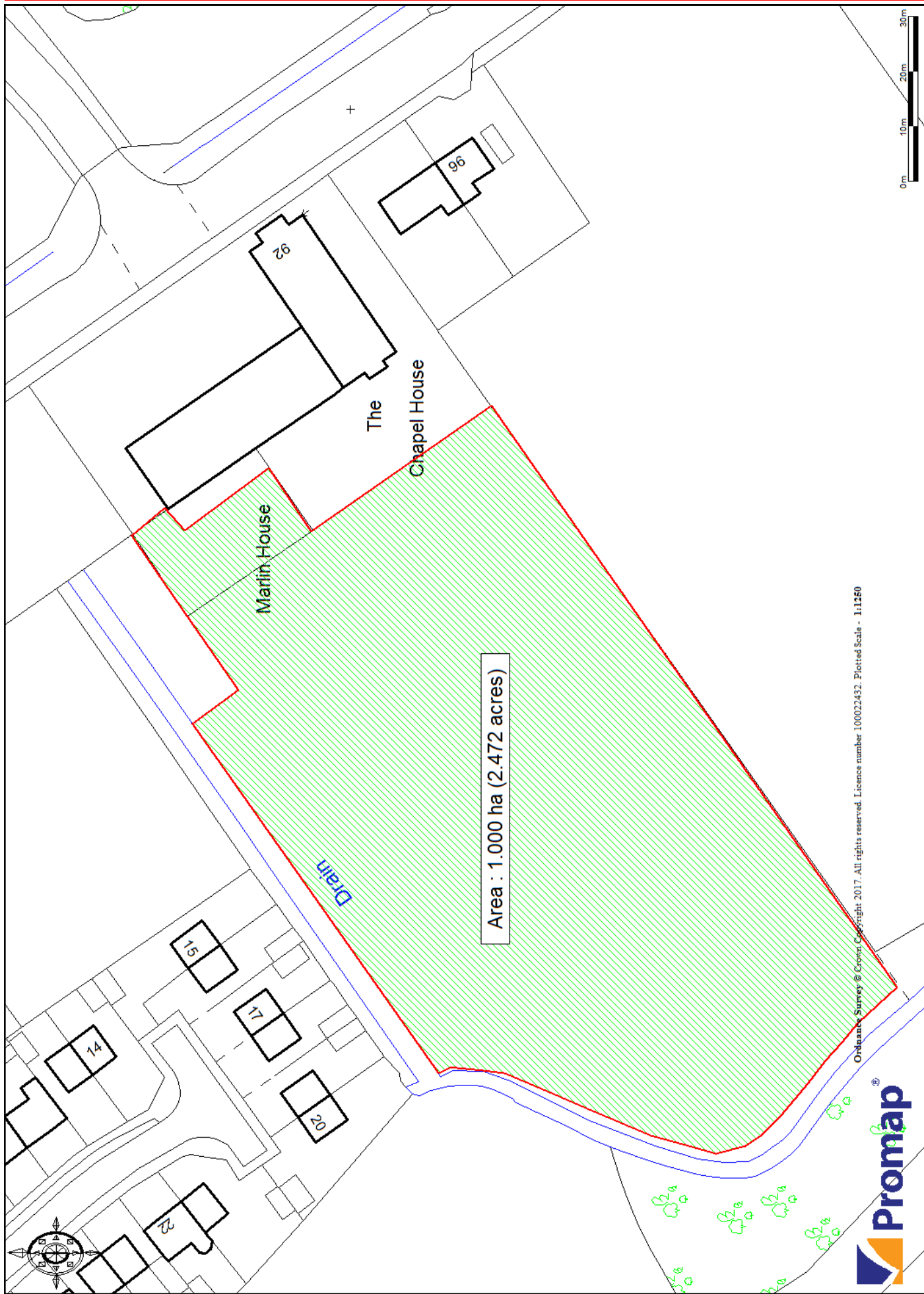
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Energy Performance Certificate

Non-Domestic Building



GROUND FLOOR
Marlin House
Kings Road
IMMINGHAM
DN40 1AW

Certificate Reference Number:
0212-0630-1869-1807-8006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

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This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	651
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

27 ▶ If newly built

54 ▶ If typical of the existing stock