BRUCE MATHER
INDEPENDENT ESTATE AGENT



49-51 Sleaford Road

Tattershall, Lincoln, LN4 4JG

Offers Invited £795,000

49-51 Sleaford Road

Tattershall, Lincoln, LN4 4JG

Due to the owner retiring this large commercial and residential property is an exceptional rare opportunity to acquire a well-established successful business and property.

A roadside site of approx. 0.714 acres with twin entrances directly onto the busy A153, a critical arterial route in Lincolnshire connecting Sleaford, Tattershall, Coningsby and Horncastle, and serving as a key route to east coast resorts such as Skegness. The road acts as a major artery for both local traffic and commuters heading towards Lincoln or the Fens.

A well-established family run business for the last 34 years. A Car Garage with an OPTL (1 person test lane) MOT testing station, floor level access 4 post ramp and all types of vehicle repairs including air/con re-gas and tyres etc.
Also available within this site is an attractive 2-bedroom detached Chalet Bungalow with gardens.

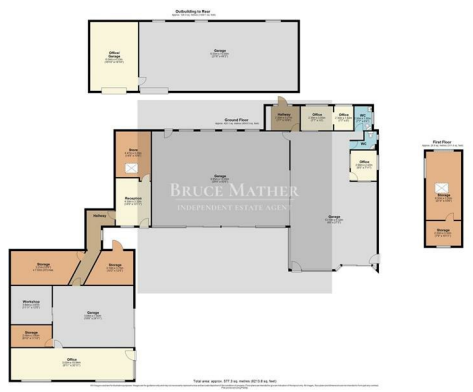
The site is conveniently situated next door to the popular Tattershall Lakes Country Park, a bustling lakeside activity focused holiday resort.

Guide Price £795,000 Offer Invited



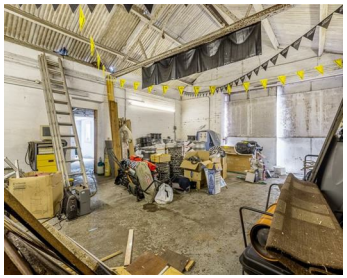
























Total area: approx. 142.2 sq. metres (1530.4 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.




LOCATION
The Garage and Chalet Bungalow are situated side by side facing the A153 at Tattershall. The site is positioned in between the Tattershall Lakes Country Park and the Tattershall Park Country Pub and Kitchen.

With Tattershall having further key attractions close by including Tattershall Castle (National Trust), Battle of Britain Memorial Flight, RAF Coningsby, Tattershall Farm Park and a Picnic Area opposite the site. The increased popularity of the location requires further amenities and businesses to support the number of people coming into the area.

DESCRIPTION
The site is approx. 0.714 acres having the Car Garage and MOT Station to the left hand side and the Chalet Bungalow to the right.

The land has two front entrances both directly from the A153 with a large gravelled area in between.

Car Sales Garage and OPTL (1 person test lane) MOT station.

The Commercial side to the property comprises of 3 blocks of commercial accommodation. The first building comprising large Office, Garage, Store, Workshop, 2 further Stores and hallway leading to the larger Main Block. The Main Block providing Reception, MOT Garage, Store, Sales Showroom / Garage, 3 Offices, Toilets and Hallway. First Floor with 2 Storage Rooms.

The Third Block is a detached building to the rear of the site having a Garage and former Spray Booth Workshop.

The Garage Premises and front forecourt are well configured by providing a high profile Sales Forecourt immediately in front of the Main Road with the expansive Garage Facilities and Show Room directly behind. In between Buildings 2 and 3 the driveway progresses round providing a useful open yard area for further storage.

A Floor Plan of all the properties is included in these particulars.

Chalet Bungalow

The detached Chalet Bungalow is well presented and provides a 25ft living room, a dining room, Breakfast Kitchen with separate utility room, Conservatory overlooking the rear garden, and Bathroom with separate shower and corner bath to the Ground Floor. To the first floor, a Cloakroom and two double Bedrooms.

To the exterior the property has a small enclosed front garden and a beautiful established garden to the rear, south facing, having patio, lawn, hedging and trees.

TENURE
Freehold

COUNCIL TAX
The rateable value for the Garage is £15,250 from the 1st of April 2026.

East Lindsey District Council provides several business rates relief schemes for 2025/26 and 2026/27, including 100% Small Business Rate Relief for properties with a Rateable Value (RV) of £12,000 or less, a 40% Retail, Hospitality and Leisure (RHL) relief for 2025/26 (up to £110,000 cap), and a 15% reduction for eligible pubs and music venues in 2026/27. Buyers are advised to contact ELDC 01507 601111 to confirm the rates payable.

The Council Tax for the Chalet Bungalow is Band C.

EPC
Awaiting Report

VAT
VAT The owner has informed us the property is not registered for VAT

VIEWINGS
Strictly by appointment with the Selling Agent, Bruce Mather Limited. Tel: 01205 365032.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Pump Square, Boston, PE21 6QW
Tel: 01205 365032 Email: sales@brucemather.co.uk www.brucemather.co.uk