

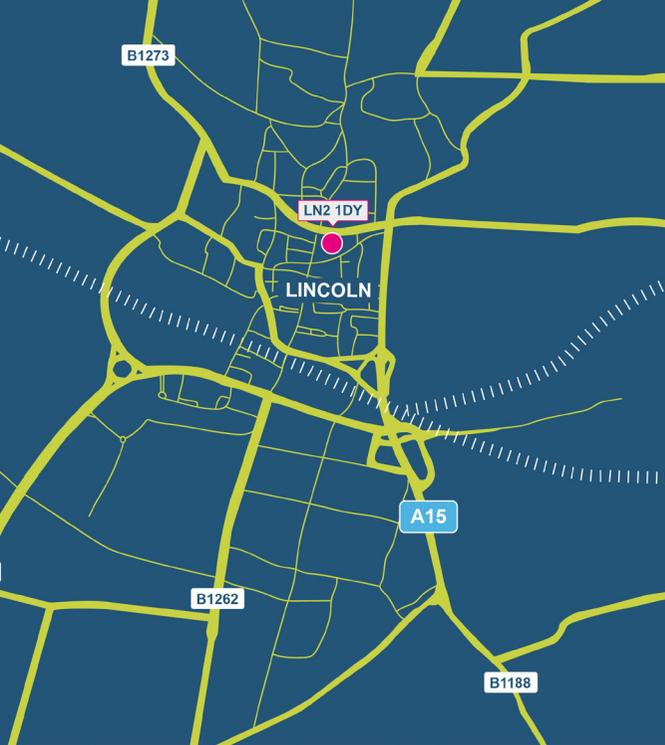


BANKS LONG & Co

SUITE 3, STONEBOW HOUSE, 1 SILVER STREET,
LINCOLN, LN2 1DY

OFFICES

- Self-contained second floor accommodation
- Flexible lease terms available
- 116 sq m (1,256 sq ft)
- Ideal for an expanding business
- TO LET
- Prominent central location



LOCATION

The property occupies a prominent corner position at the junction of High Street and Silver Street in Lincoln City Centre, benefiting from close proximity to a range of retail, leisure and other amenities.

PROPERTY

The premises comprise second floor office accommodation, adjacent to Stafford above Joules, accessed from Silver Street and provides a mix of open plan and partitioned space.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the property has the following floor area:

Total NIA: 116 sq m (1,256 sq ft)

SERVICES

We understand that mains supplies of gas, water, electricity and drainage are available to the property. Interested parties are advised to make their own investigations to the utility providers.

TOWN AND COUNTRY PLANNING

We are advised by the Local Planning Authority that the property has consent for Offices falling within Class E(g)(iii) of the Town & Country Planning (Use Classes) Order 1987 (as amended 2020).

RATES

Charging Authority: City of Lincoln Council
Description: Offices and Premises
Rateable value: To be confirmed
UBR: 0.512
Period: 2021-2022

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The property is available **To Let** by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

£9,000 per annum exclusive

SERVICE CHARGE

A service charge will be payable to cover the upkeep, service and repair of all common and external parts of the property. Buildings insurance will be charged in addition.

VAT

VAT may be charged in addition to the rental at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

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