

Offices To Let, 48 Carholme Road, Lincoln, Lincolnshire, LN1 1ST

- Well located office space
- Recently refurbished
- Comprises 2 individual offices
- Excellent co working space
- Circa 550 Sq ft over ground floor only

Location

Located on Carholme Road (A57), the main arterial route on the Western side of the city centre, giving a direct link between the City Centre and the A46 bypass. The property is situated within walking distance of the city centre, surrounded by a variety of residential and commercial property, also within proximity to the University.

Property Description

The offices are currently vacant but were previously used as an estate/letting's agency office. The space was recently refurbished throughout and offers office space over the ground floor only.

The building is a brick built mid terrace property under a pitched tiled roof. The offices would be suitable for a range of professional users (accountants, solicitors, estate agents, architects etc).

Accommodation

Ground floor office comprises:-

Front Office 4.6m x 4.5m with good sized display window to the front office

Rear Office 1 - 4.6m x 3.6m and Rear Office 2 - 2.1m x 6.9m

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.

Terms

The property is available to let as an assignment under current terms of the existing lease or by way of a new lease direct with the landlord.

The current passing rent is £7,500 per annum + VAT for the 1st year, £10k per annum thereafter. The current lease expires on the 10th of June 2026.

Rates

The current business rates are £3,350 according to the valuation office agency. Full rate relief should be available subject to terms and conditions.

VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

Legal Costs

Both Parties will be responsible for their own legal costs.

Viewing

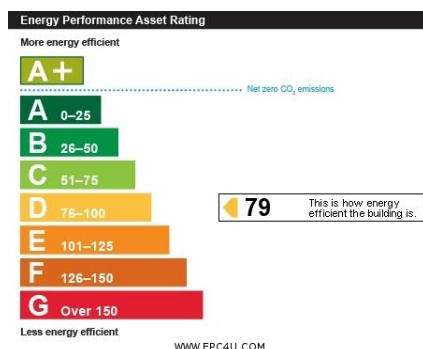
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Parking

There is no parking with the property

Other

P & F Commercial is the trading name of F & P Partners Ltd and was formerly known as Moores Commercial. All emails sent to Moores Commercial will be forwarded to P & F Commercial and all data held by F & P Partners Ltd. will remain unchanged by the rebrand.



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