

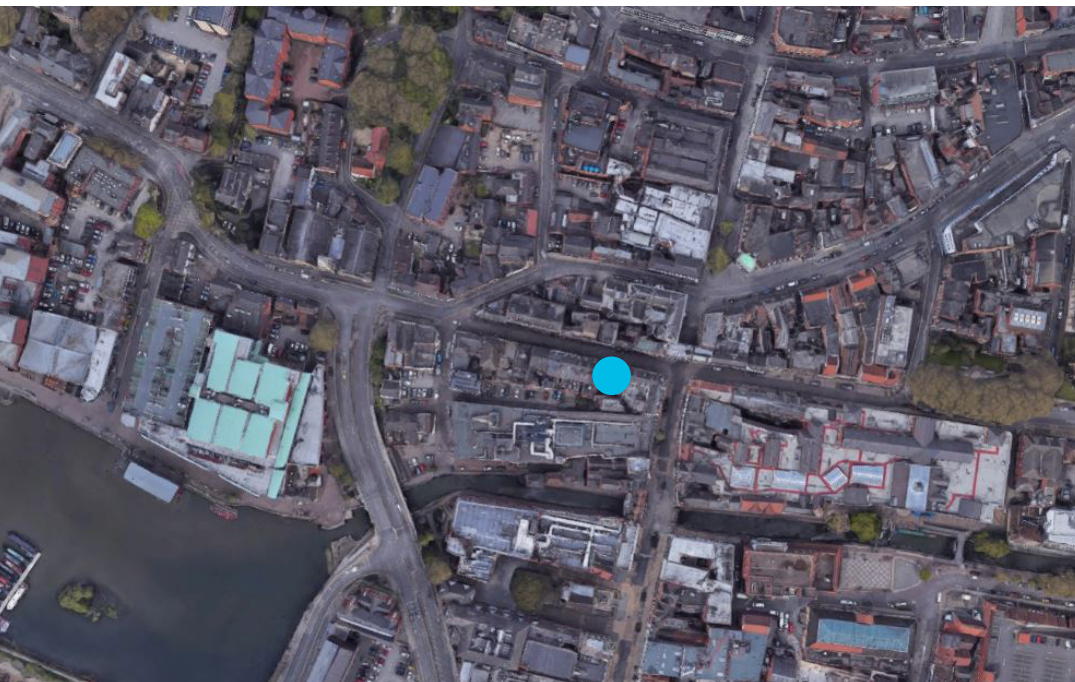
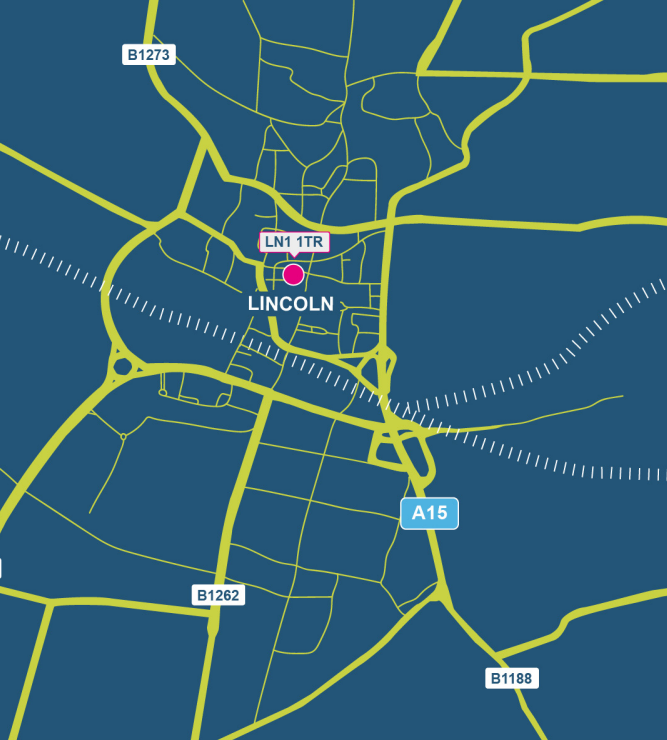


**BANKS
LONG&Co**

6A GUILDHALL STREET, LINCOLN, LN1 1TT

OFFICES

- Central office location - just off High Street
- Use Class E(g)(i) Office consent
- NIA: 114 sq m (1,226 sq ft)
- Available on a new lease
- Decorated to a good standard
- **TO LET**



LOCATION

The property is located on Guildhall Street within the heart of Lincoln city centre, close to the northern end of the prime High Street retailing pitch running southwards from The Stonebow.

Nearby national multiple retailers include Joules, Hotel Chocolat, H Samuel, Waterstones, Primark, Ann Summers, and well regarded local jewellers James Usher.

Lincoln is one of England's finest Cathedral cities and the administrative and major shopping centre for the County of Lincolnshire. It has a population of circa 543,367 and an estimated total catchment spend of £984.40m.

It is also a growing University city with close to 15,000 students and academic staff based at the city's main campus, contributing an estimated £250m to the local economy.

PROPERTY

The property comprises a self-contained office suite laid out over 3 floors, accessed off Guildhall Street. The property is well laid out, offering a mix of open plan and cellular offices.

The property benefits from LED lighting throughout together with data cabling.

There is also ancillary storage located on the third floor.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following net internal area:

First Floor	41 sq m	(441 sq ft)
Second Floor	25 sq m	(269 sq ft)
Third Floor (storage)	48 sq m	(516 sq ft)
Total NIA:	114 sq m	(1,226 sq ft)

SERVICES

We understand that mains services including water, drainage and electricity are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING

We understand that the property has an existing planning consent for use falling within Class E(g)(i) (Office) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). The property may be suitable for alternative uses subject to planning.

RATES

Charging Authority:	City of Lincoln Council
Description:	To be confirmed
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** on a new lease for a term of years to be agreed, with the lease to be drawn on the equivalent of Full Repairing and Insuring terms.

RENT

Rent: £8,500 per annum exclusive of business rates

VAT

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

LEGAL COSTS

The ingoing tenant will be responsible for the Landlord's reasonable legal costs incurred in documenting the transaction.

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

Contact: Harry Collins
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Ref. 1063/2021C/E