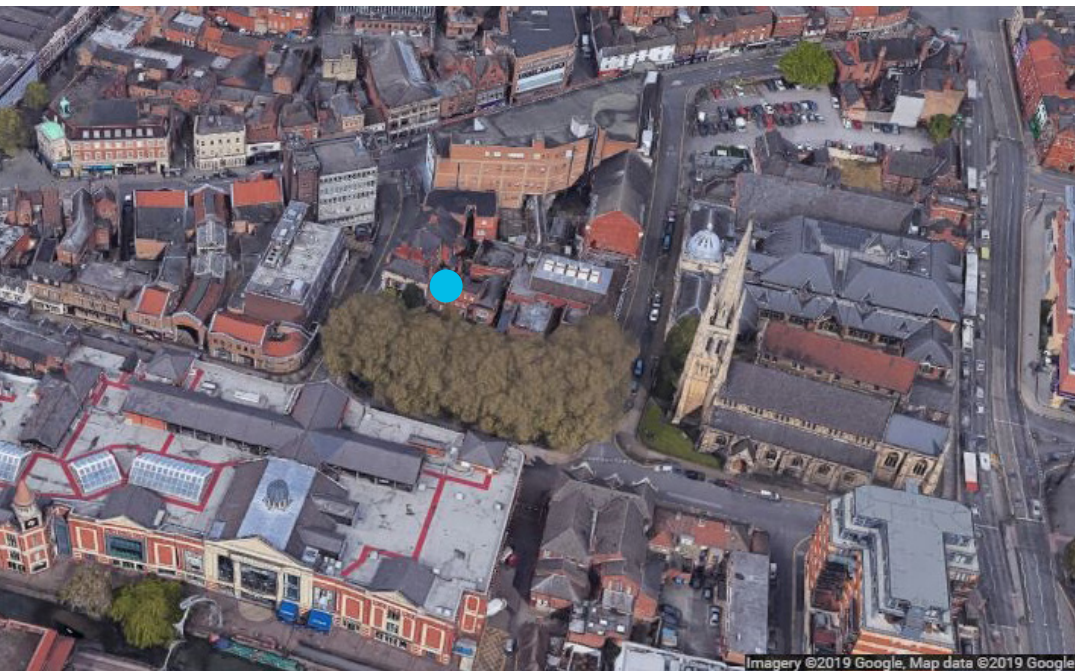
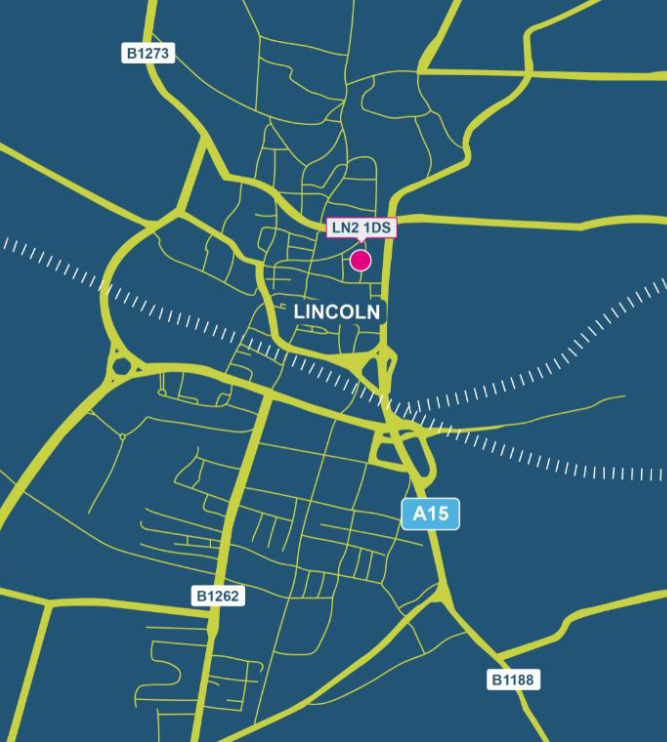




BANKS LONG&Co

8 BANK STREET, LINCOLN, LN2 1DS

- Period offices
- City centre position
- 226 sq m (2,430 sq ft)
- Overlooking St Swithin's Square
- Alternative use potential, subject to planning consent
- **FOR SALE**



LOCATION

The property is positioned overlooking St Swithin's Square at the heart of the Lincoln Cultural Quarter, a short distance to the east of the prime High Street. It is neighboured by a range of commercial and residential uses with other amenities in close proximity.

PROPERTY

The property comprises a south facing period office building that incorporates many original features. It provides offices, meeting rooms and storage over three floors with ancillary male/female WCs and kitchen facilities.

The premises are finished with painted plastered walls and ceilings, carpeted floors and gas fired radiators.

Externally the property includes an access passageway to the south and an enclosed yard to the rear.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that it provides the following floor areas:

Ground Floor	98 sq m	(1,057 sq ft)
First Floor	108 sq m	(1,162 sq ft)
Second Floor	20 sq m	(211 sq ft)
Total NIA:	226 sq m	(2,430 sq ft)

SERVICES

We understand that mains services including gas, water, drainage and electricity are available to the property. 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 consent for uses falling within Class B1 (Offices) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Alternative uses may be appropriate subject to receipt of necessary Planning Consent.

The property is Grade II Listed and located within a Conservation Area.

Interested parties are advised to make their own enquiries to the Local Planning Authority.

RATES

Charging Authority: City of Lincoln Council
Description: Offices
Rateable value: £17,000
UBR: 0.512
Period: 2020-2021

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 **For Sale** freehold.

PRICE

OIEO £300,000

VAT

VAT will not be payable in addition to the purchase price.

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.

Contact: Harry Hodgkinson
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E : harry.hodgkinson@bankslong.com
Ref. 1265/2019H/20C