

12 Bank Street,

Lincoln, LN2 1DP #350/2019B/2021B/D/2023D Eddisons

Incorporating Banks Long & Co

# 12 Bank Street

Lincoln, LN2 1DP



## For Viewing & All Other Enquiries Please Contact:



WILLIAM WALL BSc (Hons) MRICS Director will.wall@bankslong.com 07717 546269 01522 544515



OVERVIEW

**DESCRIPTION** 

LOCATION

IMAGES

## **Property**

The property is to be comprehensively redeveloped to provide striking HQ style offices with feature reception at ground floor and a mixture of open plan and private offices plus staff and WC facilities over first and second floor levels. There will be lift and stair access between the floors. It can be let as a whole or with the ground/first floors as self-contained suites and the second floor a individual offices.

There is parking on site and nearby by way of separate agreement.

#### Accommodation

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

Area	$m^2$	ft²
Ground Floor	315	3,390
First Floor	378	4,068
Second Floor	21 to 315	226 to 3,390
Total NIA	1,008	10,848

#### **Services**

We understand that mains supplies of gas, water, electricity and drainage are available and connected to the property. These have not beein tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the service providers.

## **Town & Country Planning**

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Uses) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Following changes to the Use Classes Order that came into effect on 1st September 2020, Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

#### **Rates**

Charging Authority: City of Lincoln Council
Description: to be assessed
Rateable value: to be assessed
UBR: 0.512
Period: 2023-2024

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 to be agreed.

#### Rent

Rent on application

### **VAT**

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

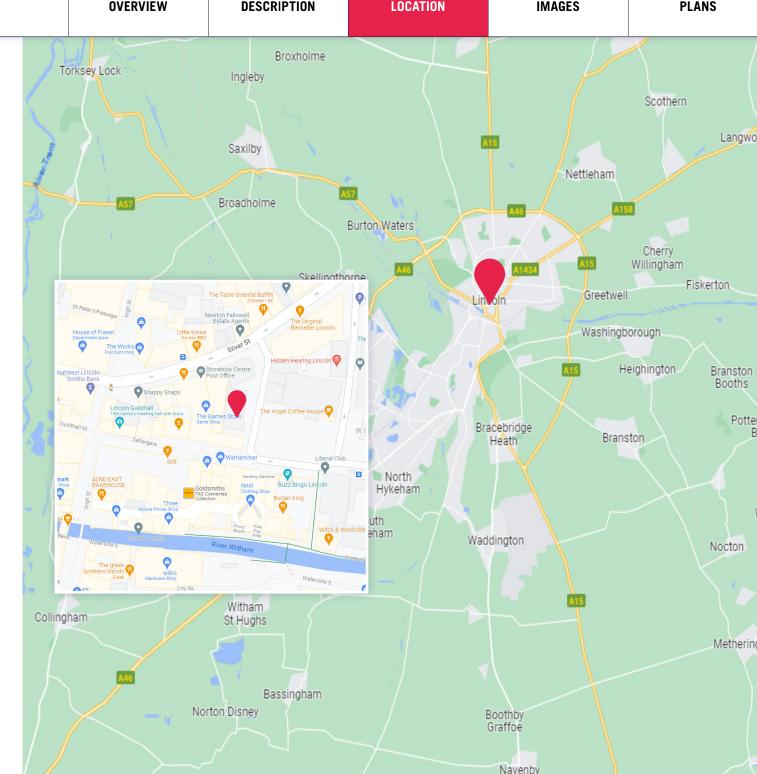
## **Legal Costs**

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

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

## Location

The property is located fronting Bank Street adjacent to the Waterside Shopping Centre within the heart of Lincoln City Centre. It is therefore surrounded by a range of retail, leisure, office and residential accommodation with views over St Swithin's Square to the east.



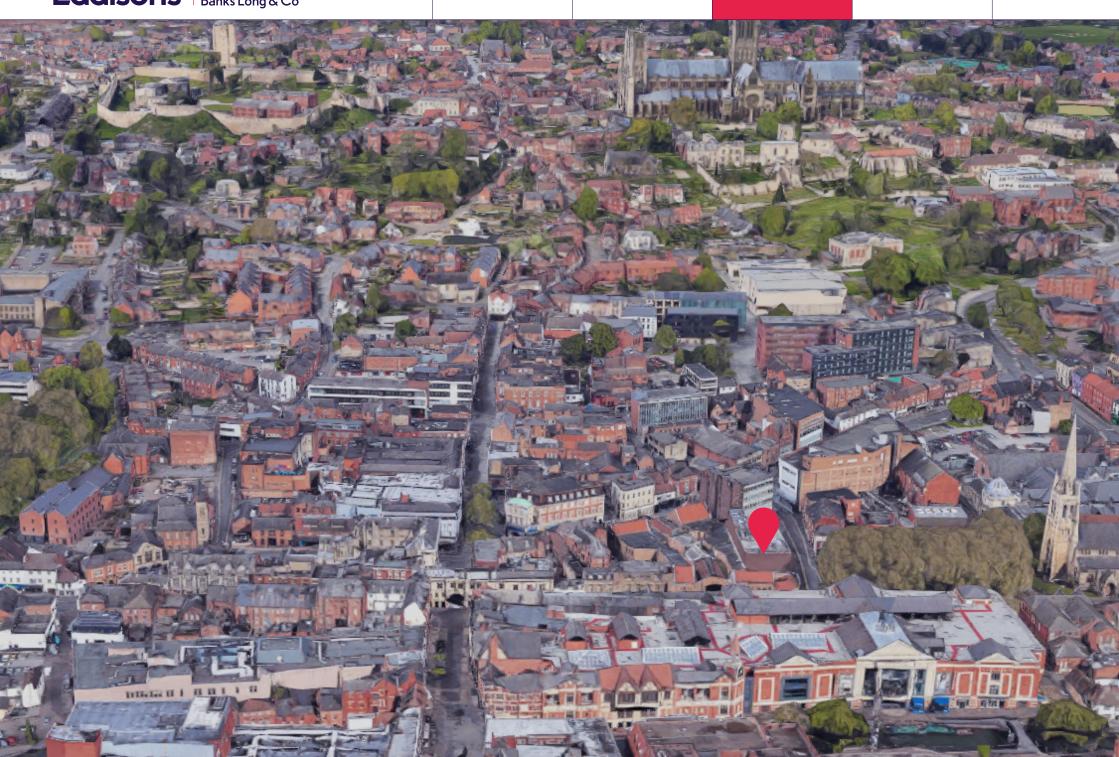
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PLANS







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