

OFFICES

TO LET



CGI of proposed  
development

12 Bank Street,  
Lincoln, LN2 1DP  
#350/2019B/2021B/D/2023D

Eddisons

# 12 Bank Street

Lincoln, LN2 1DP



Agreement

To Let



Detail

Offices



Rent

Rent on application



Size

1,008 sq m (10,848 sq ft)



Location

Lincoln, LN2 1DP



Property ID

#350/2019B/2021B/  
D/2023G

**For Viewing & All Other Enquiries Please Contact:**



**WILLIAM WALL**

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**Director**

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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 <sup>2</sup>	ft <sup>2</sup>
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 been 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

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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.

## 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.











