



**20 Carlton Mews, The Carlton Centre, Lincoln
LN2 4FJ**

#10834/2024C

20 Carlton Mews

The Carlton Centre, Lincoln, LN3 4FJ



Agreement

To Let



Detail

Offices Available - Whole or
in part



Rent

£22,500 pax



Size

Up to 114.6 sq m (1,233 sq ft)



Location

Lincoln, LN2 4FJ



Property ID

#10834/2024C

For Viewing & All Other Enquiries Please Contact:



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Surveyor

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Property

A first floor office suite comprising of 7 rooms/ individual offices that could be used as meeting rooms, break out spaces or other similar uses. The premises benefits from a fully functioning disabled lift access from the ground floor lobby, its own kitchen, store room and male & female W/C.

Access to the suite is via Carlton Mews overlooking the neighbourhood centre car park.

The offices are finished off to a good standard with a carpeted floor, painted plaster walls and a suspended acoustic ceiling.

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	ft ²
RM 1	26.9	289
RM 2	20.78	223
RM 3	21.55	232
Whole	114.6	1,233

Energy Performance Certificate

Rating: C60

Services

We understand that mains water, electricity and drainage supplies 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 & Country Planning

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

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).

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

Rates

Charging Authority: Lincoln Council
Description: Office and Premises
Rateable value: £19,000
UBR: 0.546
Period: 2024-2025

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

RM 1 - £5,200 per annum exclusive

RM 2 - £4,100 per annum exclusive

RM 3 - £4,200 per annum exclusive

Whole floor - £22,500 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development. Further details are available on request.

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

20 The Mews is located to the rear of The Carlton Centre, the largest commercial and shopping destination to the north of Lincoln City Centre, with over 10,000 people living within easy walking distance.

The shopping catchment covers the whole uphill area of the City and the numerous large and affluent villages to the north and east, including Nettleham and Welton.

Current occupiers within the retail park include Pure Gym, Pets at Home, Poundstretcher, Boots, McDonalds, Shoezone, Costa and Peacocks. Other occupiers within the Neighbourhood Centre to the rear include a Lincolnshire Co-operative Post Office and Convenience Store, Yorkshire Building Society, Co-op Travelcare and Betfred.

Occupiers on nearby schemes outside the park include, Lidl, B&M, JYSK and a Tesco Superstore.

The Carlton Centre is located approximately 2 miles to the north of Lincoln City Centre, on Outer Circle Road which forms part of the City's inner ring road.







