



**4 Lindum Road, Lincoln
LN2 1NN**

#1210696/2024H

Eddisons

| Incorporating
Banks Long & Co

4 LINDUM ROAD

LINCOLN, LN2 1NN



Agreement

For Sale



Detail

Large period office building with potential for alternative uses including residential conversion - subject to Planning and Listed Building Consent



Price

OIRO £600,000



Size

631 sq m (6,789 sq ft)



Location

Lincoln, LN2 1NN



Property ID

#1210696/2024H

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE
BSc (Hons)
Surveyor

cameron.mcrae@eddisons.com
07929 105394
01522 544515

Property

The property comprises a substantial city centre Period office building laid out over ground, first and basement levels. The ground floor currently offers a range of cellular offices, a reception, function rooms and WC/kitchen facilities, while the majority of the first floor provides well-presented office space, with the basement being for storage use only. Internally, the property is in good condition with many of the original period features having been preserved throughout.

The property is constructed in solid brickwork under a pitched tile roof. Externally, the property benefits from on-site parking and an attractive garden to the front, with pedestrian access from Lindum Road to the front and vehicular and pedestrian access from the rear off Danesgate, where the private secure off-street parking is located.

The property is a Grade II listed building situated in the heart of Lincoln City Centre and in the agent's opinion, whilst the property offers attractive office accommodation with on-site parking, it also offers potential for conversion/reuse for a variety of different uses, including residential. The current building configuration and separate access points from both Lindum Road and Danesgate, would allow for subdivision.

Accommodation

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

Area	m ²	ft ²
Ground Floor	363.06	3,906
First Floor	229.28	2,467
Basement	38.68	416
Total GIA	631.02	6,789

Energy Performance Certificate

Rating: D86*

*valid until 10th August 2034

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).

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

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

Rates

Charging Authority: City of Lincoln Council
Description: Offices and Premises
Rateable value: £39,250
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 **For Sale** Freehold with vacant possession (approx June 2025).

Price

OIRO £600,000

Whilst unconditional offers will be preferred, conditional offers will be considered.

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.

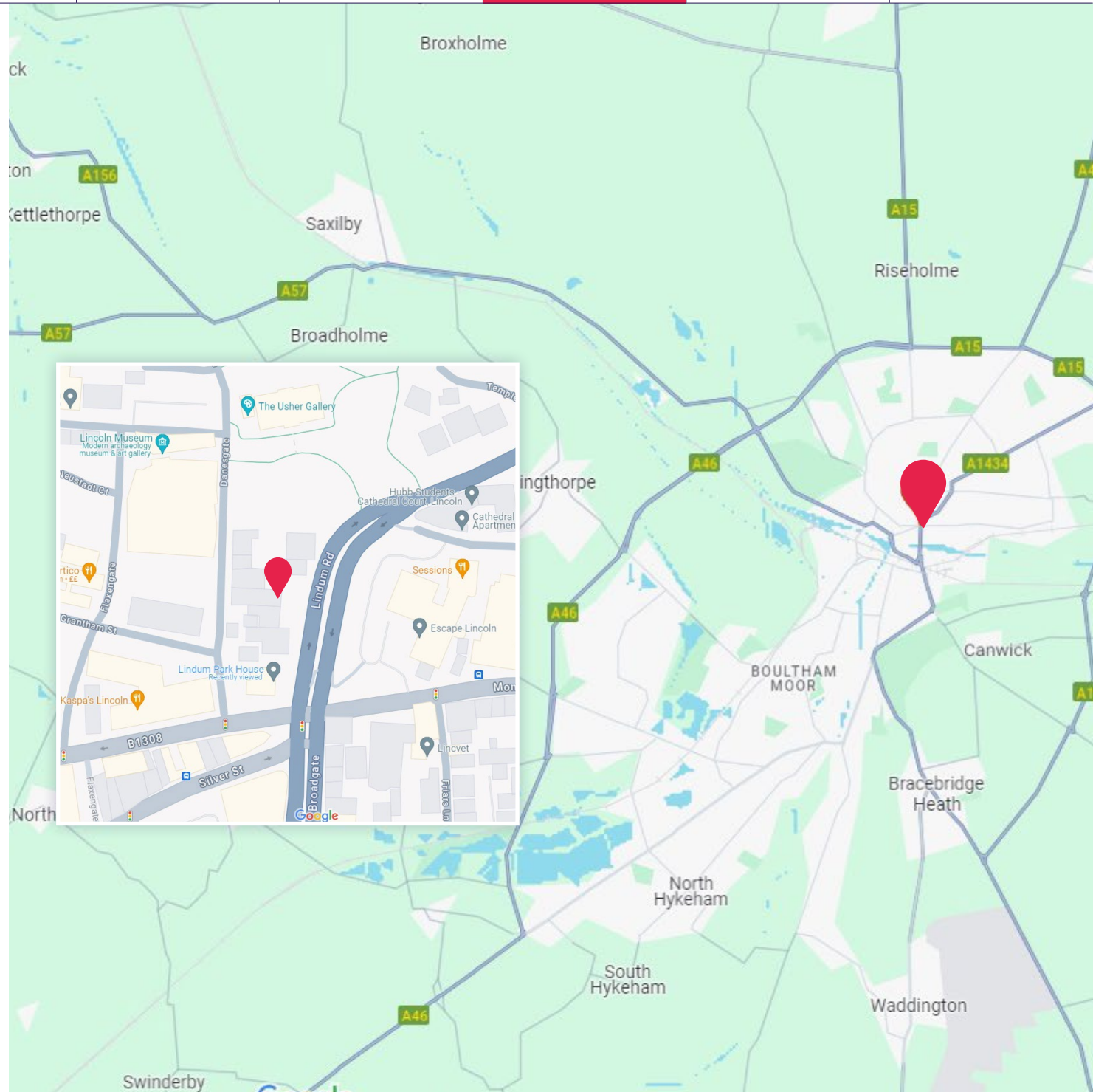
Location

The property is located in the heart of Lincoln City Centre with double street frontage to both Lindum Road and Danesgate, with vehicular access being from the latter.

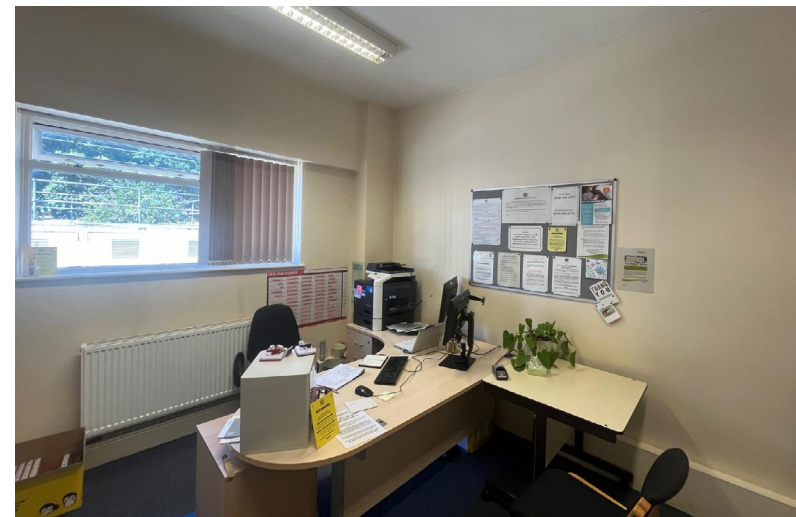
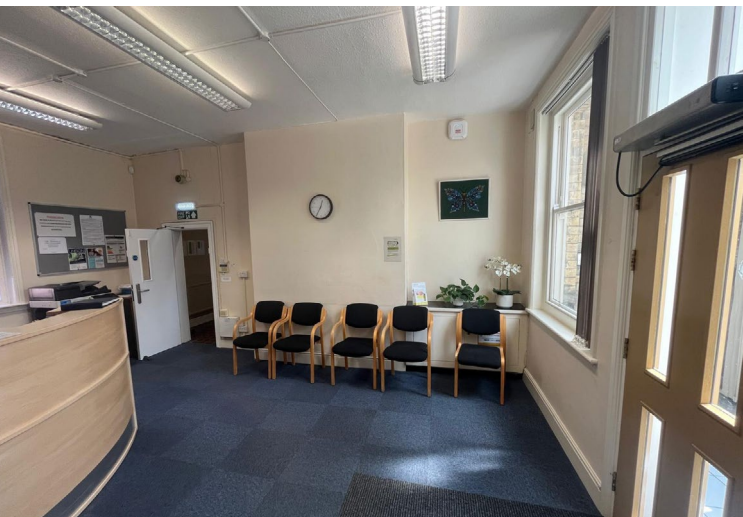
Lincoln is the administrative and main shopping centre for the County of Lincolnshire, with an estimated urban population of circa 130,000 and a catchment of 545,000, generating an estimated total catchment spend of close to £1 billion per year. It is recognised as one of England's finest Cathedral Cities, attracting over 3 million tourists every year.

The property is located a short walk to the east of the High Street, the prime shopping pitch in Lincoln and just over a mile from the University of Lincoln. The main Lincoln College campus is also located close by at the western end of Monks Road.

The city has in total around 20,000 students and staff attending or working at the University and other higher education colleges around the city, including Lincoln College and Bishop Grosseteste University, which combined contribute an estimated £250 million into the local economy every year.







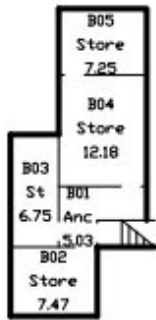


Lincoln Office Accommodation, 4 Lindum Road

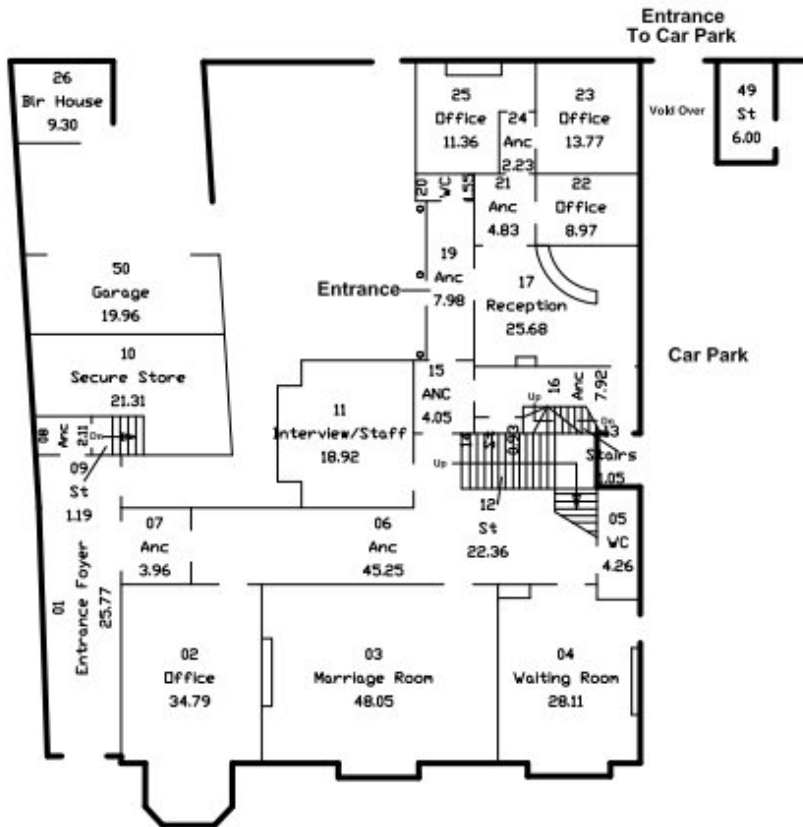
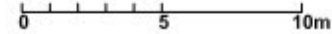


SCALE
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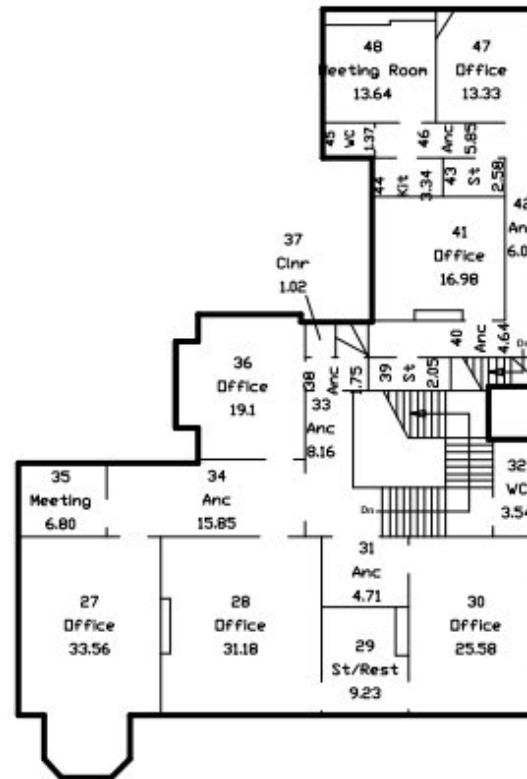




BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN