



**4 Proctors Road,  
Lincoln, LN2 4LA**  
#1925-1/2022J

# 4 Proctors Road

Lincoln, LN2 2LA



Agreement

To Let/For Sale



Detail

Prominent Offices & Training  
Centre



Rent/Price

£50,000 pax OIEO  
£500,000



Size

935 sq m (10,069 sq ft) 0.47  
hectares (1.15 acres)



Location

Lincoln, LN2 2LA



Property ID

#1925-1/2023F

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



**CAMERON MCRAE**  
BSc (Hons)  
Surveyor

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## Property

The property comprises a substantial detached two storey building originally constructed as a 14 bedroom hotel but most recently utilised as offices and training facility.

It is primarily of brick construction with partially rendered elevations, a majority flat roof and upvc double glazed windows and external doors.

Internally the accommodation is sub-divided to provide a mixture of open plan and private office areas with ancillary staff and WC facilities. The first floor offices follow the original bedroom layout, many with en suite bathroom fittings remaining insitu. The accommodation is finished internally with a mixture of fair faced brick or painted and plastered walls, and plastered or suspended ceilings.

Externally, the ample site area provides extensive car parking, circulation and landscaped areas.

## Services

We understand that all mains 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 established use for purposes falling within Classes E and F1 of the Town & Country Planning (Use Classes) Order 1987 (as amended). Alternative uses may be deemed appropriate, subject to receipt of necessary Planning Consent. Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Ambulance Training Centre and Premises  
**Rateable value:** £33,000  
**UBR:** 0.512  
**Period:** 2022-2023

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 being offered **For Sale** freehold, or **To Let**, by way of a new Full Repairing and Insuring lease.

## Rent/Price

**Rent - £50,000 per annum exclusive**

**Price - OIEO £500,000**

## 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.

## Agents Note

The property is subject to a restrictive covenant prohibiting motor-trade use. Further details available from the agents.

## 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		
Total NIA	935 sq m	10,069 sq ft
Site Area	0.47 hectares	1.15 acres

## Energy Performance Certificate

Rating: E112

## Location

The property is situated on Proctors Road with a prominent frontage to Outer Circle Road. It is surrounded by a range of complementary commercial occupiers including Go Outdoors, Just Automotive and Mr Tyre. The various amenities of the Carlton Centre neighbourhood scheme are a short walk away and the property is also close to extensive residential areas. The property benefits from ease of access to the new Lincoln Eastern Bypass and the regional road network thereafter.







