



**Suite 3, Stonebow House, Silver Street,
Lincoln, LN2 1DY**

#1785-S3/2024D

SUITE 3, STONEBOW HOUSE

SILVER STREET, LINCOLN, LN2 1DY



Agreement

To Let



Detail

2nd Floor Office



Rent/Price

£8,000 pax



Size

11790 sq m
(1,269 sq ft)



Location

Lincoln, LN2 1DY



Property ID

#1785-S3/2024D

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON
BA (Hons)
Surveyor

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07929 105395

01522 544515

Property

The available suite comprises a well-furnished second floor office unit benefitting from a communal ground floor entrance. There suite is open plan with carpeted tiled floors and painted plastered walls. The office space benefits from a multiple windows looking out onto the High Street and air conditioning is available in both rooms.

There is no disabled access.

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
Main Office	77.70	836
Rear Meeting Room / Private Office	40.32	434
Total NIA	118.02	1,270

Energy Performance Certificate

Rating: 131 F

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: West Lindsey District Council
Description: Offices and Premises
Rateable value: £4,250
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 **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent/Price

£8,000 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

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

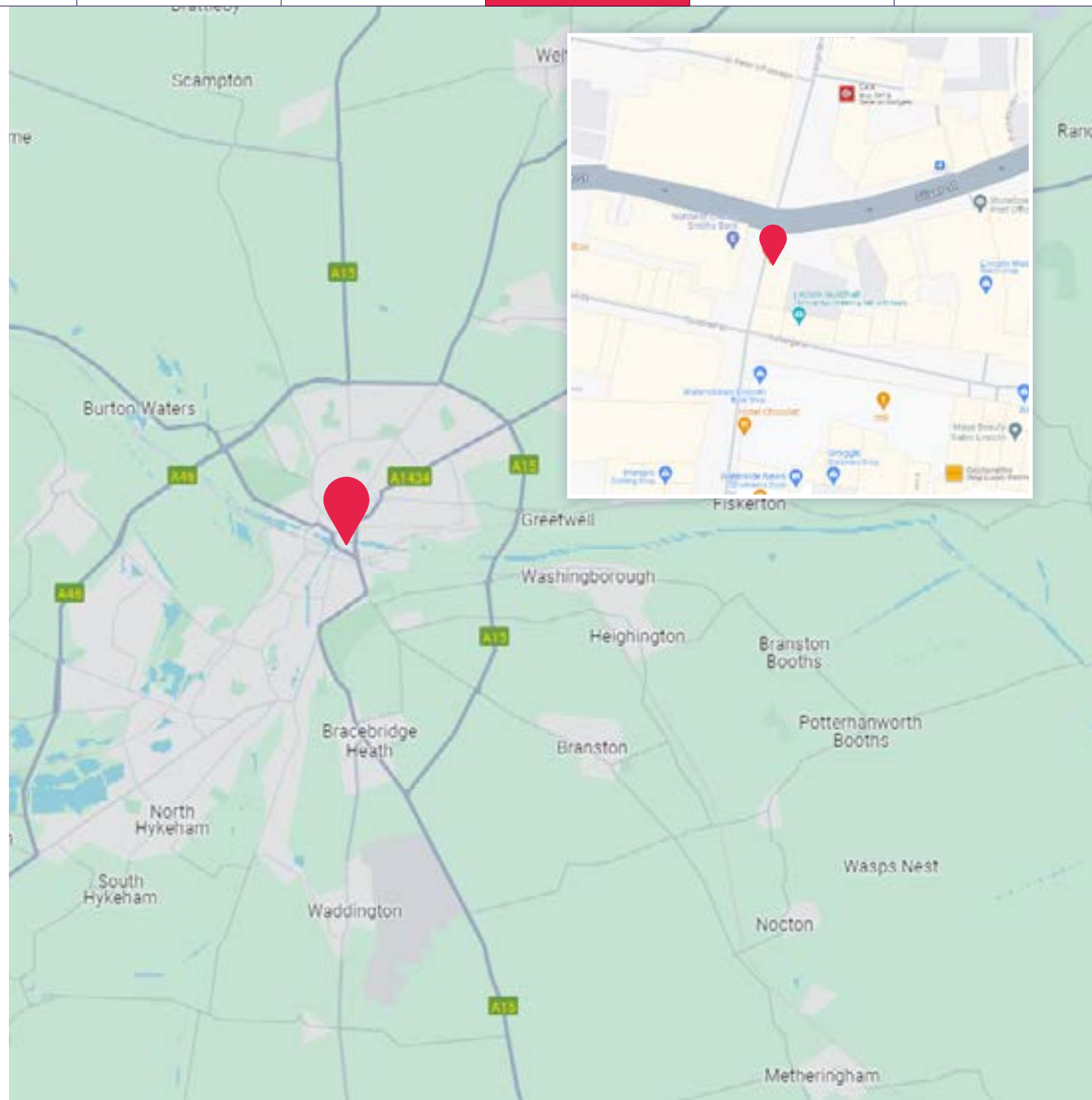
Legal Costs

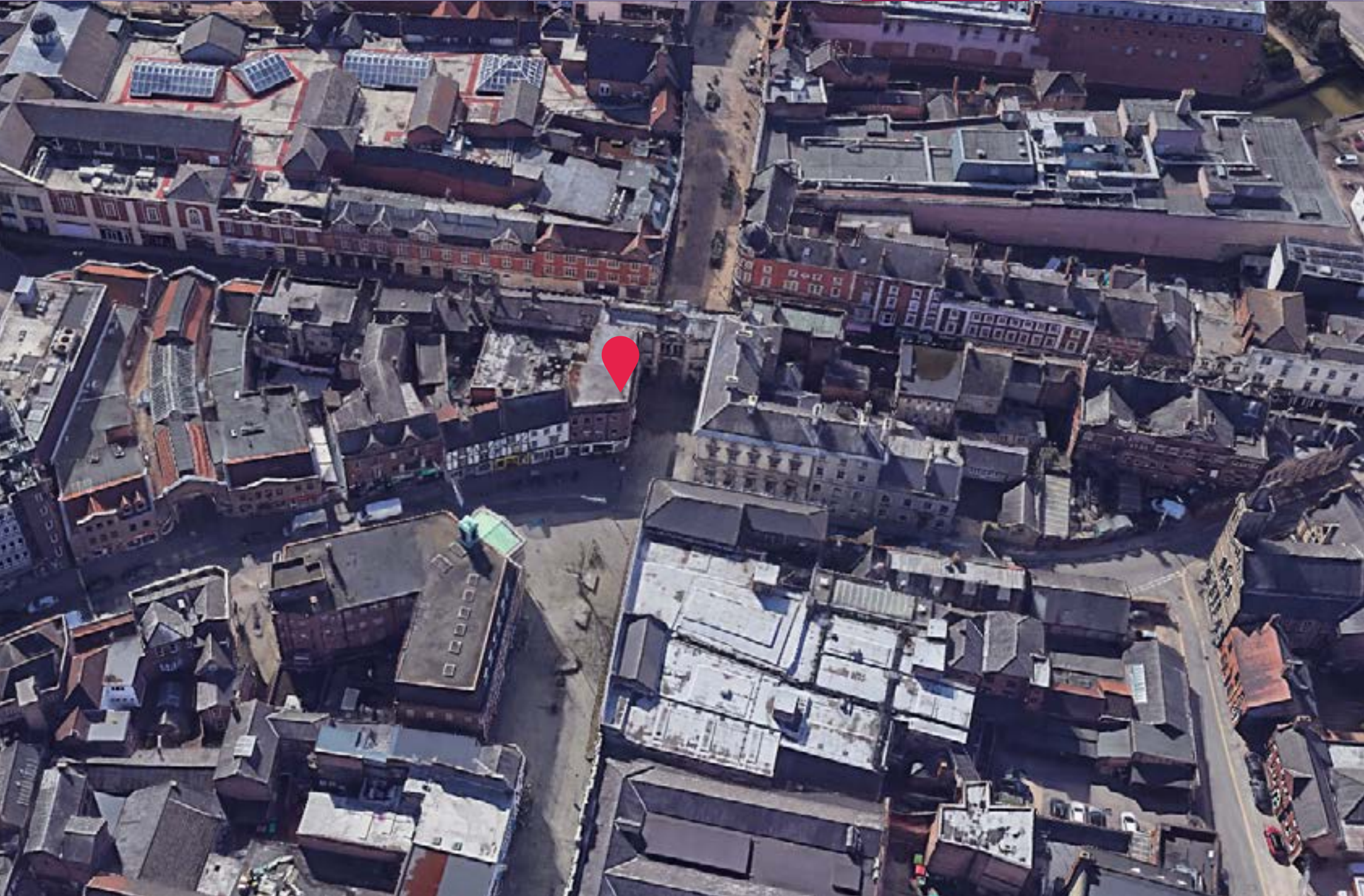
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The suite enjoys a central position on the High Street and is surrounded by a wide range of national and regional retailers and leisure operators within close proximity including Blacks, White Stuff, Poundland, Caffè Nero, Joules and NatWest Bank. Leisure operators include Walkabout and the new TGI Fridays.

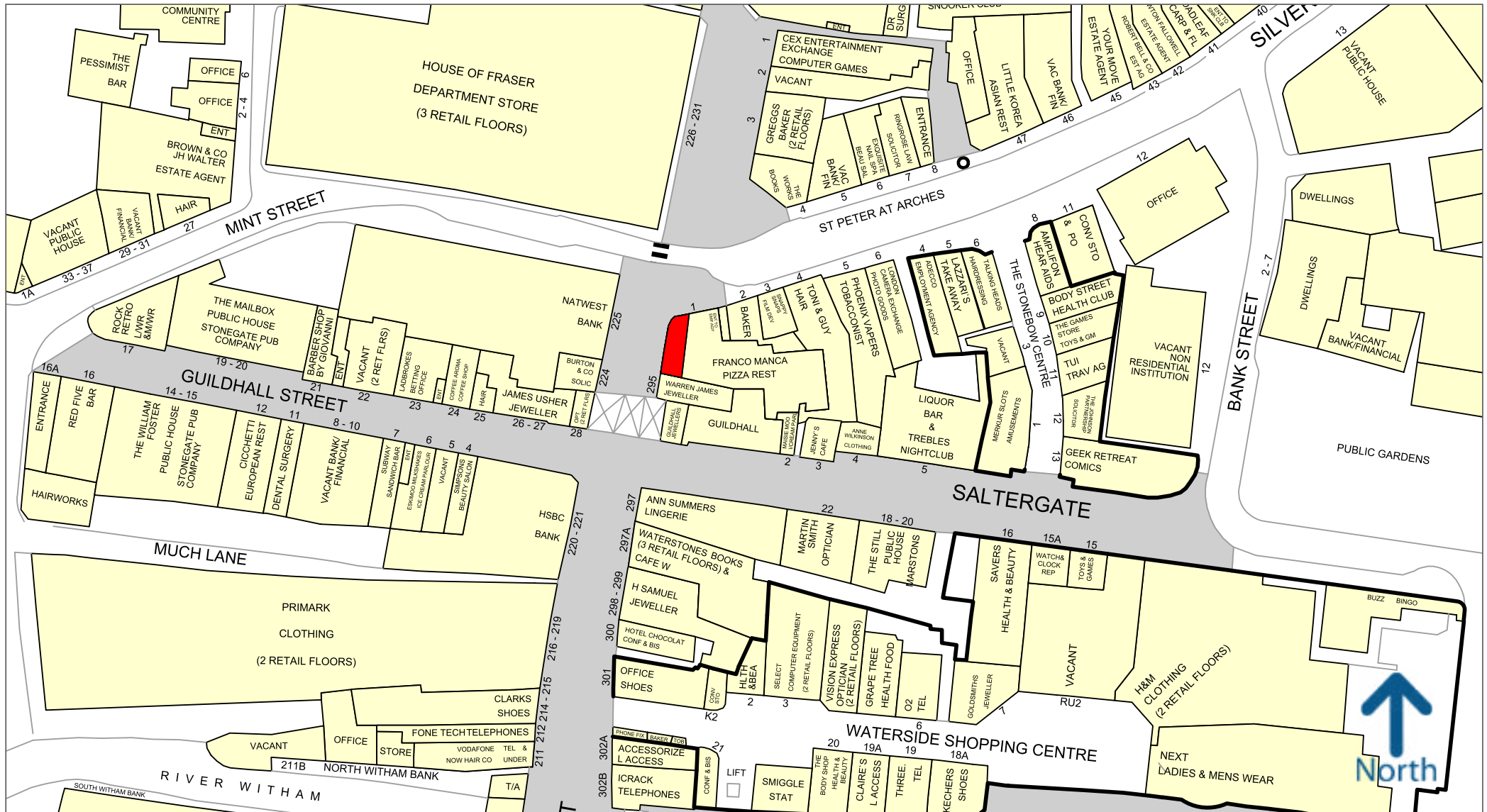
Lincoln is one of England's finest Cathedral cities and the administrative and major shopping centre within the County of Lincolnshire. It has a catchment population of circa 543,367 and an established total catchment spend of £984.40m. It also has a growing University with close to 15,000 students and economic staff based on the main campus, contributing an estimated £250m to the local economy.







Lincoln



50 metres

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