

Unit 4, Checkpoint Court, Sadler Road, Lincoln LN6 3PW #7833/2024D

Eddisons Incorporating Banks Long & Co

Eddisons Incorporating Banks Long & Co	OVERVIEW	DESCRIPTION	LOCATION	IMAGES	PLANS

UNIT 4, CHECKPOINT COURT

SADLER ROAD, LINCOLN, LN6 3PW

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Agreement	Detail	Rent/Price	Size	Location	Property ID
To Let/For Sale	Ground Floor Office Space	£14,000 p.a.x. Offers Over £170,000	126.08 sq m (1,357 sq ft)	Lincoln, LN6 3PW	#7833/2024D

For Viewing & All Other Enquiries Please Contact:



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CAMERON McRAE BA (Hons) Surveyor

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OVERVIEW

Property

The property comprises a ground floor only office, somewhat well furnished.

Internally, there is one main office space, which is a good size and could be partitioned. The suite has carpet tiles, painted plastered walls, suspended ceilings and air conditioning. The property benefits from two WCs, one with disabled access, and there is a good kitchen on-site.

Externally, there are six car parking spaces allocated to the property.

The property is of brick construction with a tiled pitched roof.

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	ft²
Main Office	119.61	1,288
Kitchen	7.00	75
Total NIA	126.61	1,363

Energy Performance Certificate

Rating: B27

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(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 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).

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

Rates

Charging Authority:City of Lincoln CouncilDescription:Office and PremisesRateable value:£12,500UBR:0.546Period: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

or

For Sale with offers in excess of £170,000.

Rent/Price

- Rent: £14,000 per annum exclusive
- Sale: OIEO £170,000

Service Charge

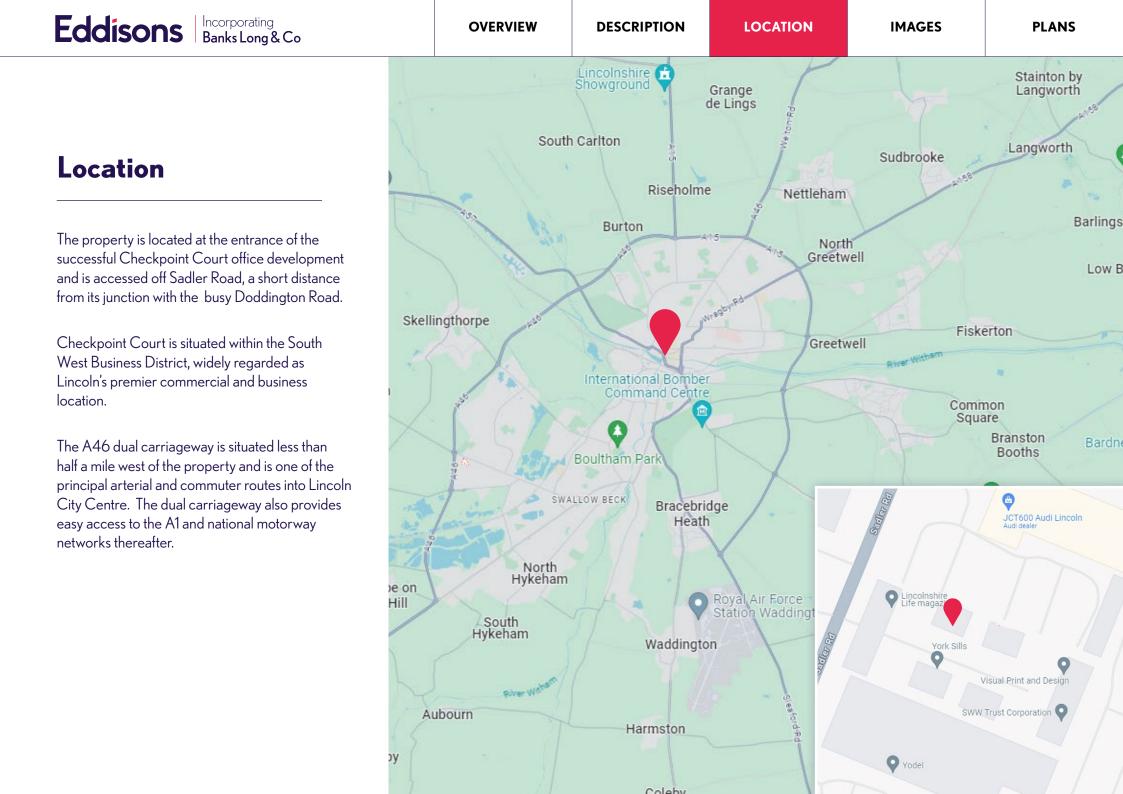
A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

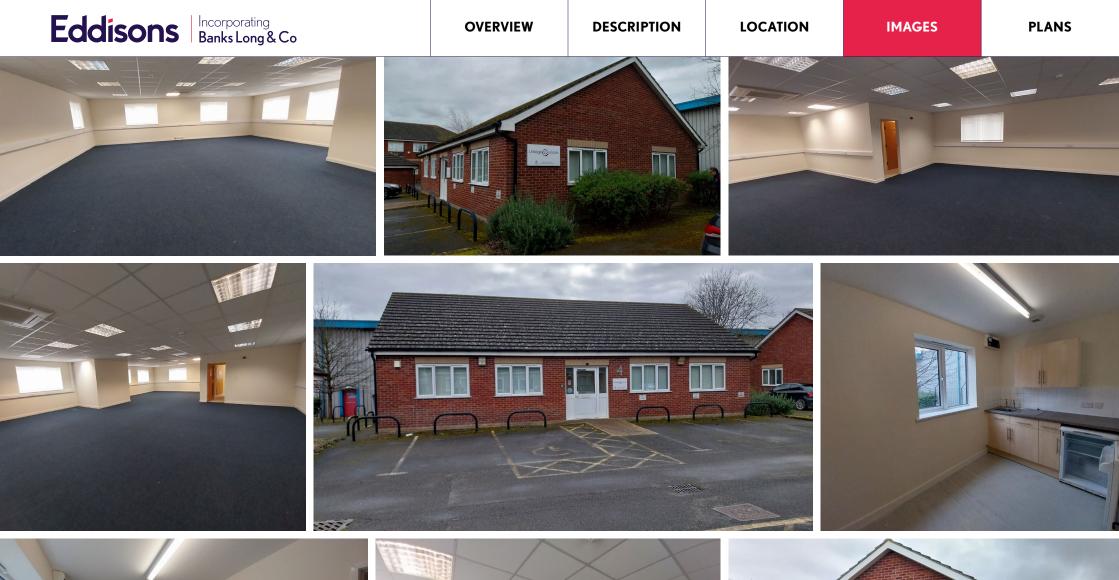
VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

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





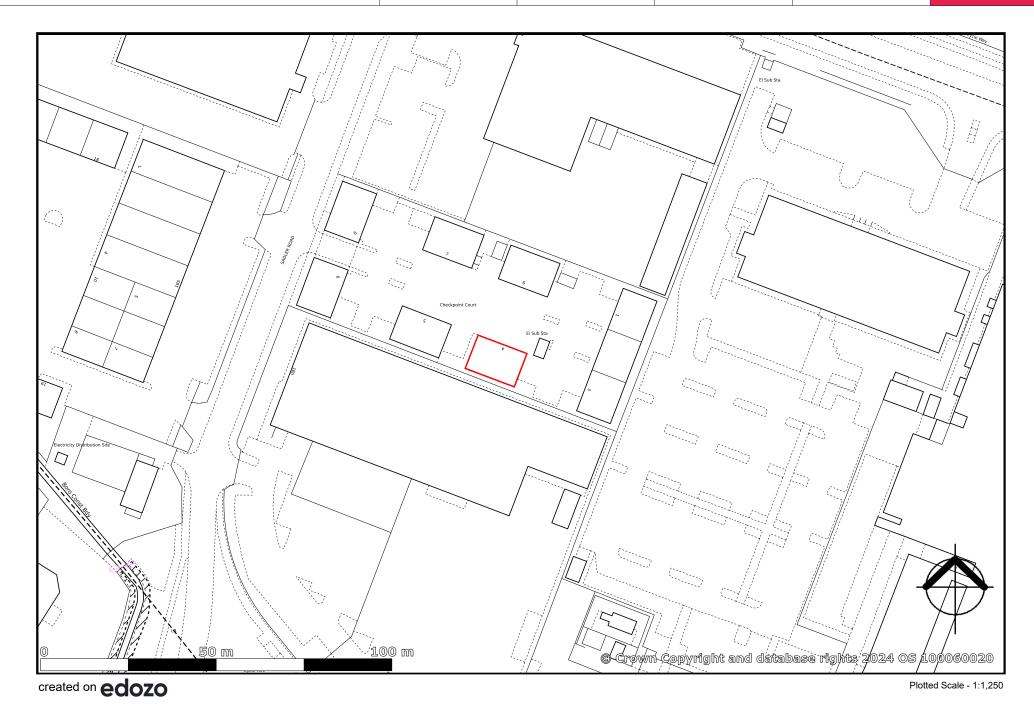












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