



15-16 St Mary's Street, Lincoln  
LN5 7EQ

#339/2024A

# 15-16 St Mary's Street

Lincoln, LN5 7EQ



Agreement

To Let



Detail

OFFICE



Rent

£20,000 pax



Size

190.85 sq m (2,051 sq ft)



Location

Lincoln, LN5 7EQ



Property ID

#339/2024A

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



**CAMERON MCRAE**

BSc (Hons)  
Surveyor

cameron.mcrae@eddisons.com  
07857 457470  
01522 544515



**JASPER NILSSON**

BA (Hons)  
Surveyor

jasper.nilsson@bankslong.com  
07795 434185f  
01522 544515

## Property

The property comprises a former period house with solid brick walls and single glazed timber framed windows, converted to office use some years ago, providing a range of private and open plan office/meeting rooms over ground, first and second floors. There are ancillary staff and WC facilities on each floor and further basic storage is provided at basement level.

## 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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor	57.28	616
First Floor	56.85	611
Second Floor	56.96	612
Basement	19.76	212
Total area	190.85	2,051

## Energy Performance Certificate

Rating: D85

## 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)(i) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

## Rates

**Charging Authority:** City of Lincoln  
**Description:** Office and Premises  
**Rateable value:** £14,000  
**UBR:** 0.512  
**Period:** 2023-2024

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

£20,000 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 will be charged in addition to the rent at the prevailing rate.

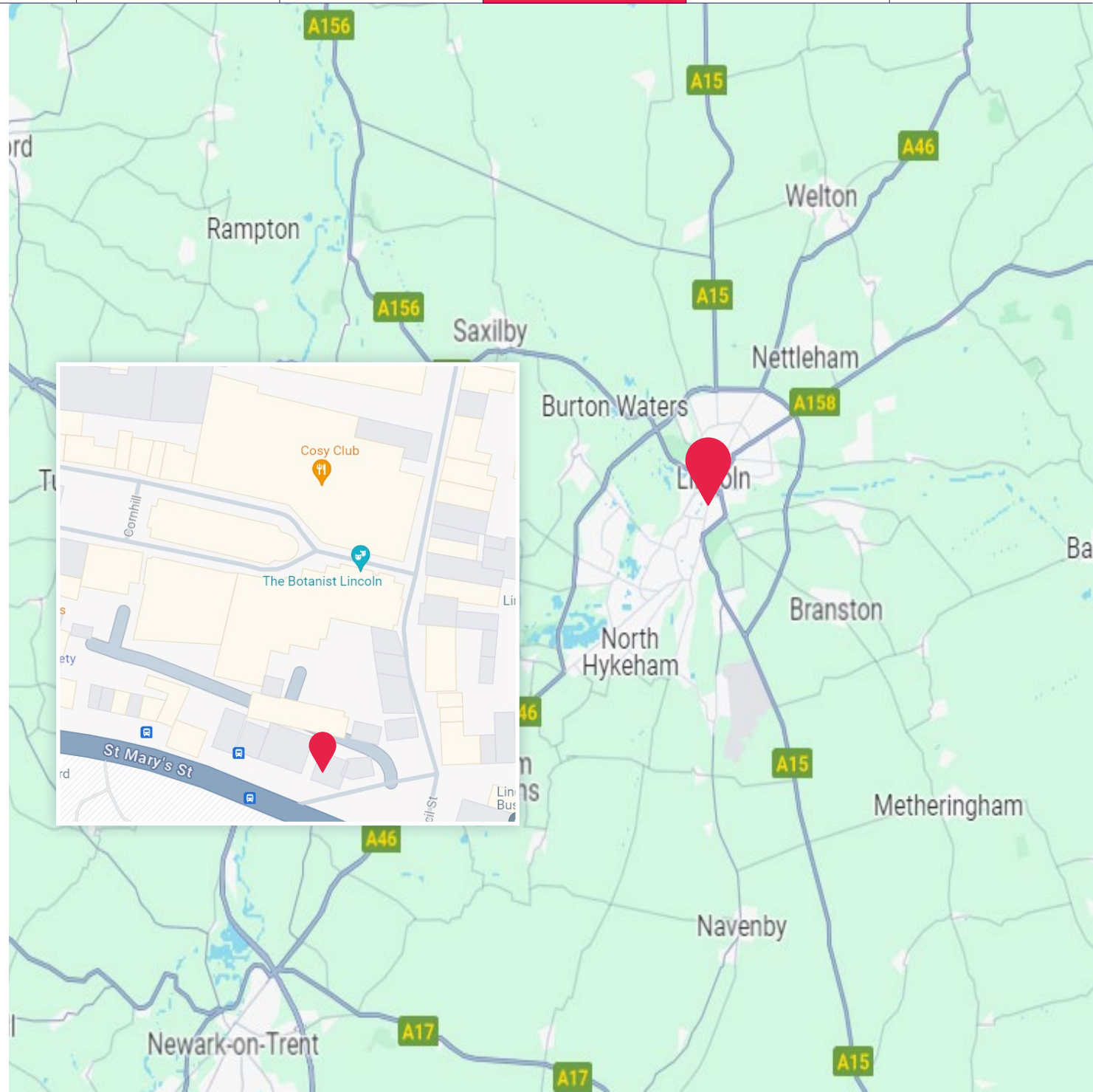
## Legal Costs

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

## Location

The property occupies a prominent position fronting St Mary's Street in Lincoln City Centre directly opposite Lincoln Central Train Station and the Lincoln Central Car Park. The surrounding area includes the Cornhill Quarter, an award winning redevelopment scheme that has vastly rejuvenated Lincoln's retail offering and City Centre.

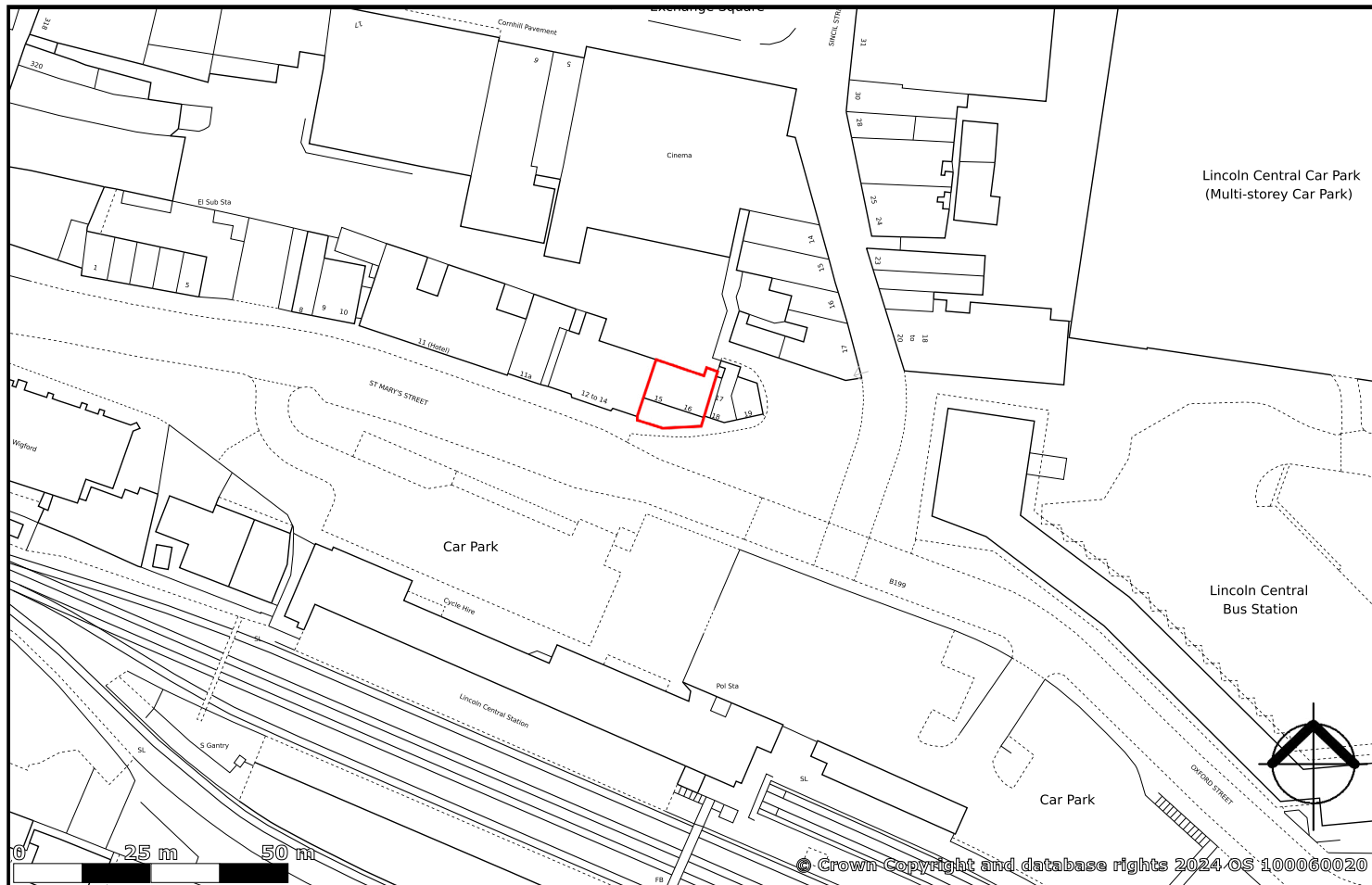
Lincoln is one of England's finest Cathedral cities and the administrative and major shopping centre within the County of Lincolnshire. It has a catchment population of circa 543,367 and an established total catchment spend of £984.40m. It also has a growing University with close to 15,000 students and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







15 - 16, St. Marys Street, Lincoln, LN5 7EQ



created on **edozo**

Plotted Scale - 1:1,250