



Ground Floor Office Suite, The Old Palace Lodge, Lincoln  
LN2 1LY

#10715/2023F

# The Old Palace Lodge

Lincoln, LN2 1LY



Agreement

To Let/For Sale



Detail

TYPE



Rent

£22,000 pax



Size

99.68 sq m (1,072 sq ft)



Location

Lincoln, LN2 1LY



Property ID

#10715/2023F

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



**JASPER NILSSON**

BA (Hons)  
Surveyor

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## Property

The property is finished to a modern specification, with painted and plastered walls and ceilings, LED spotlighting, carpet tiled floors and perimeter radiators.

Internally, the suite benefits from a substantial kitchen towards the rear. All current fixtures and fittings will remain, including office furniture and kitchen appliances.

Additionally, there is car parking of up to 10 parking spaces available and the suite also provides male, female and accessible WC's.

## 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>
Office	70.53	759
Kitchen	21.41	230
Reception	7.74	83
<b>Total NIA</b>	<b>99.68</b>	<b>1,072</b>

## Energy Performance Certificate

Rating: To be onfirmed

## Services

Mains water, drainage and electricity are available 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).

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Office and Premises  
**Rateable value:** £ To Be Assessed  
**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

**£22,000 per annum inclusive of utilities and service charge.**

## 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

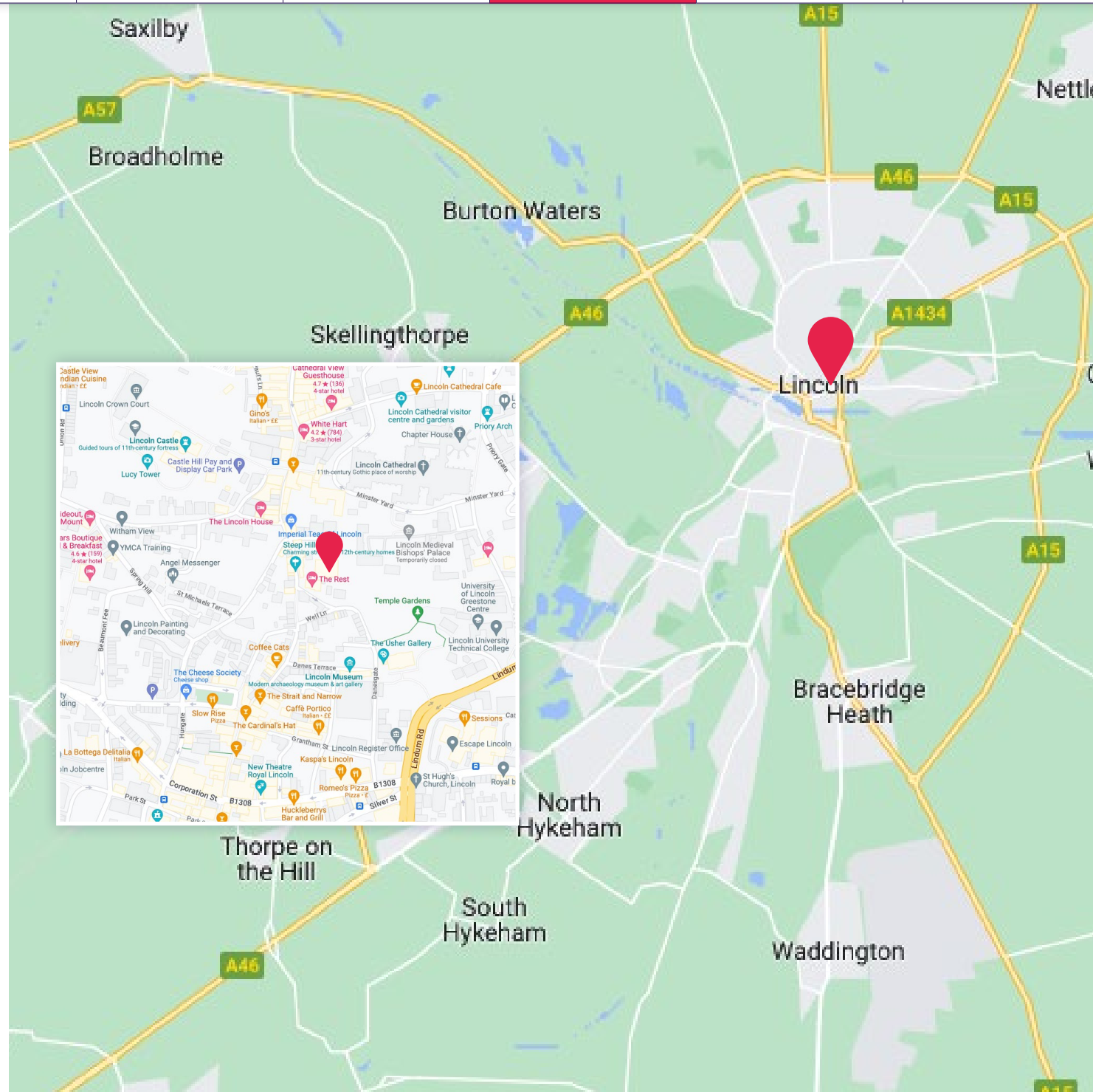
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Location

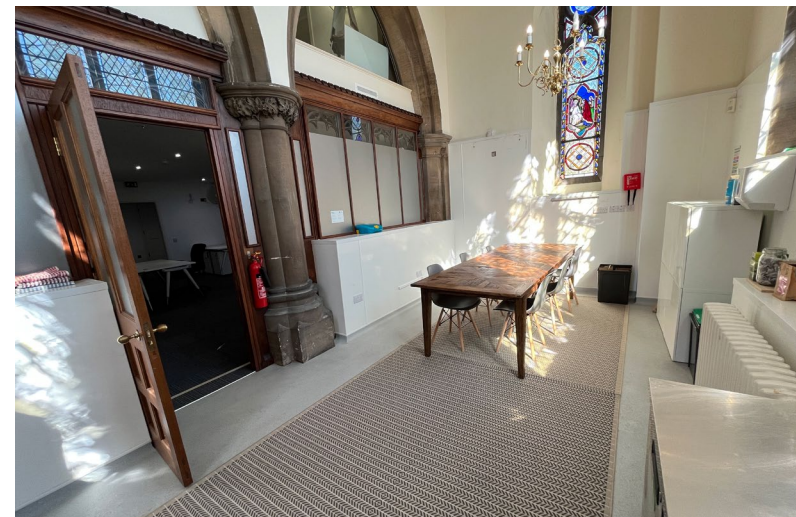
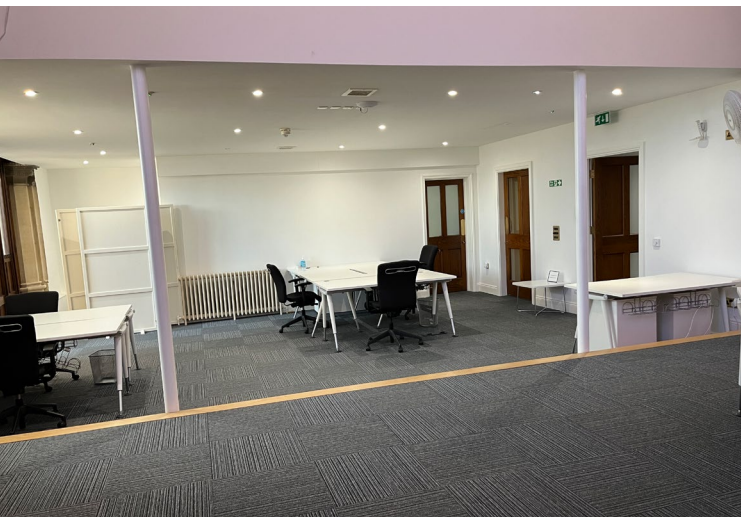
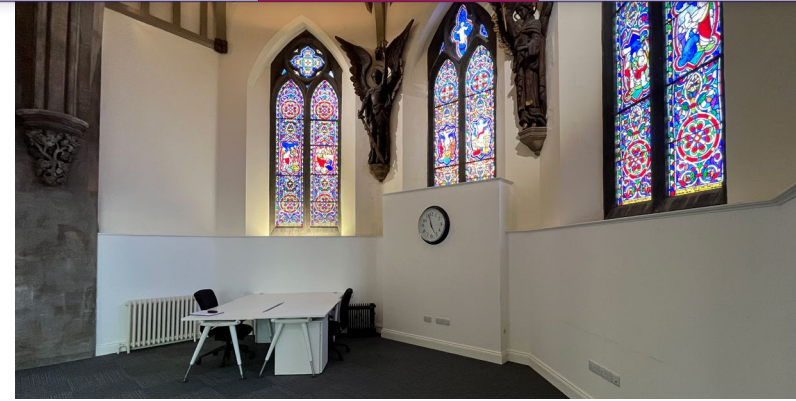
The property is located off Christ's Hospital Terrace in the popular Uphill Bailgate/Steep Hill area. The world-famous Cathedral and Castle are situated within proximity attracting significant tourist visitors and local shoppers.

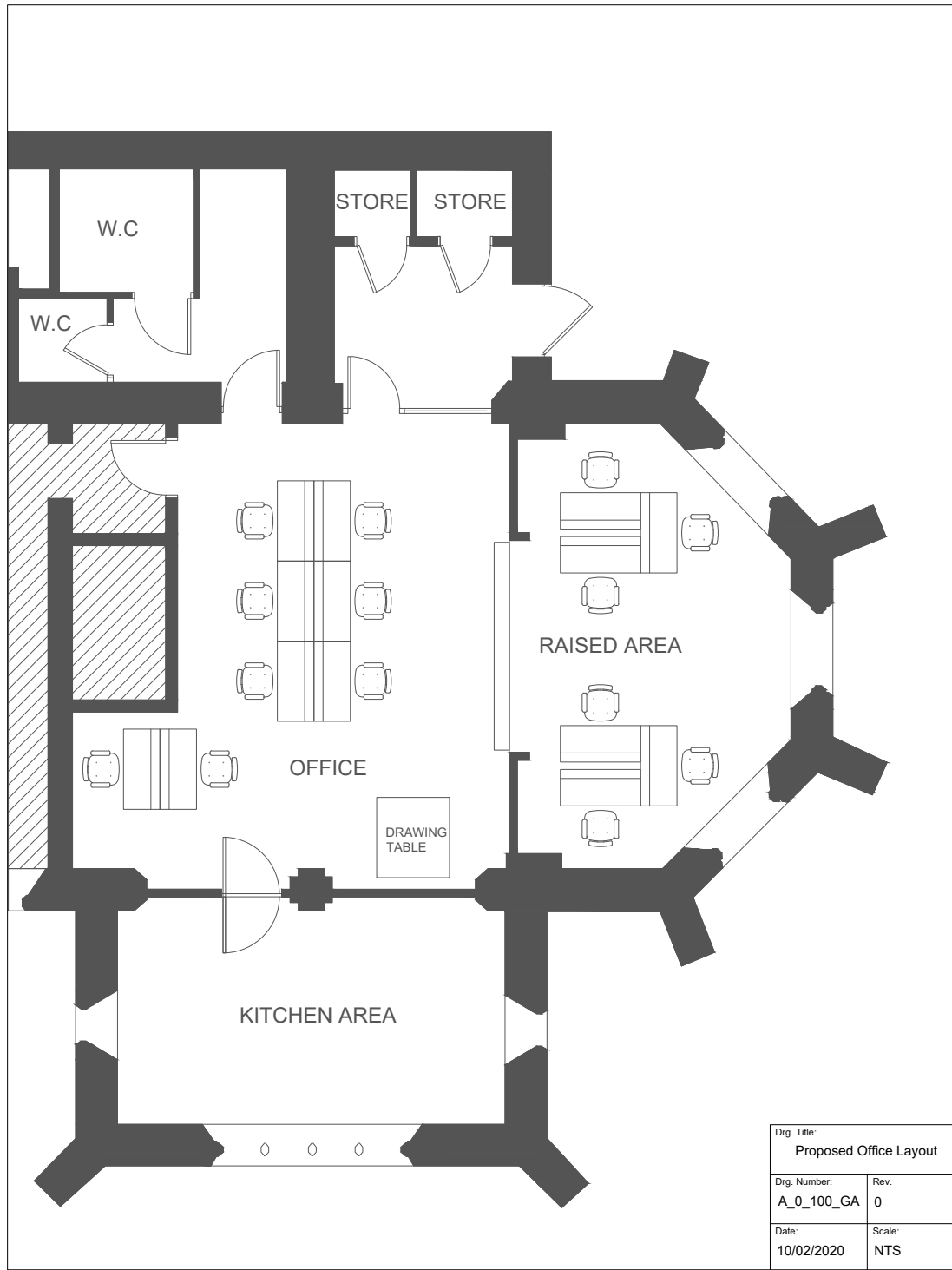
The location is a mixed professional area, with nearby occupiers including Lincon Art College, The Lincoln Diocesan Board of Education offices, The Old Palace Lodge Hotel and numerous well renowned retail and leisure establishments.

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









Drg. Title: <b>Proposed Office Layout</b>	
Drg. Number: A_0_100_GA	Rev. 0
Date: 10/02/2020	Scale: NTS