



**27-28 Silver Street  
Lincoln, LN2 1EW**

## **Rent £12,000 Per Annum Prominently Positioned City Centre Office/Retail Unit**

This Ground Floor Retail/Office Unit approx. 64 sq. meters (688 sq. ft) having the benefit of a double-frontage onto Silver Street, popular with Estate Agents, Solicitors, Retailers and Leisure Operators. In addition to the open-plan accommodation, there is ancillary Kitchen and WC accommodation and the property is considered suitable for a variety of occupiers.





#### LOCATION

The property is prominently located with frontage onto Silver Street, Lincoln's established central business district, with neighbouring occupiers comprising a mixture of Estate Agents, Solicitors, Retailers and Leisure Operators. Silver Street is located directly off Lincoln's prime High Street of the City Centre, which is within walking distance of the Lincoln Transport Hub with its bus and rail connections and Lincoln University.

The Cathedral City of Lincoln is the major administrative and shopping centre within Lincolnshire, having a resident population in the region of 95,000.

#### DESCRIPTION

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## ACCOMMODATION

The ground floor open-plan accommodation provides for generously proportioned open-plan accommodation, with the benefit of a double-frontage onto Silver Street. The open-plan accommodation extends to and in addition, there is a Private Office, Kitchen, WC Compartment and additional Storage. Approx. 64 sq. meters (688 sq. ft.).

## SERVICES

The accommodation is self-contained, having mains electricity, water and drainage. Heating and cooling is provided by an air-conditioning unit.

EPC Rating - B

## LEASE TERMS

The accommodation is available 'To Let' for a term of years to be agreed (min 3 years) on an Internal Repairing and Insuring Lease. The ingoing Tenant is responsible for the Landlord's reasonable legal costs in the production of the Lease agreement and the Tenant will also be responsible for a referencing fee of £120 inc VAT per person named on the Lease. A deposit may also be payable.

## BUSINESS RATES

Rateable Value is £7,900.

Small Business Multiplier (2023/2024) 49.9p in the £.  
The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.



## VAT

VAT is not payable on the asking rent.

## PARKING

30 min free parking is available along Silver Street and pay and display car parks are available close-by.

## VIEWINGS

By prior appointment through Mundys.



## NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## GENERAL

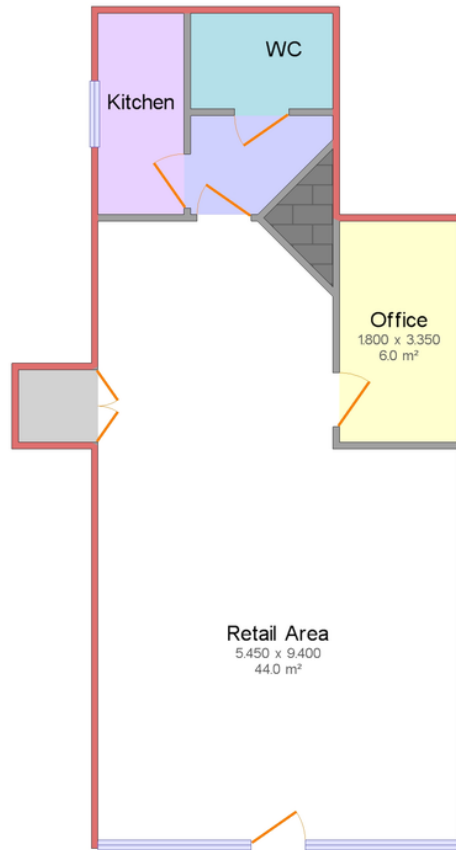
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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### Floor Plan

Gross internal area: 63.8 m<sup>2</sup> (687.3 ft<sup>2</sup>)



Drawings are for illustrative purposes only.  
Produced using Quick Sketch 3.17.2w

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Lincoln

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22 Queen Street

Market Rasen

LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

