

TO LET - OTHER

# POTTERGATE, LINCOLN

5 Pottergate, Lincoln, LN2 1PH



## Key Highlights

- Cathedral Quarter
- Office and Classrooms
- Secure Private Grounds
- Original Features

SAVILLS Nottingham  
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## Location

- The property occupies an enviable position within the historic uphill area of Lincoln
- A short distance from Lincoln University, Bishop Grosseteste University, Lincoln College and the County Hospital
- Lincoln A46 bypass offers direct access to Newark, where there is a direct rail link to London (Kings Cross from 80 minutes), as well as access to the A1

## Description

A rare opportunity to rent a mixture of modern and traditional buildings together with grounds located in the heart of Historic Lincoln. The site extends to approximately 2.3 acres (0.93 hectares) and is ideal for a unique educational premises, or possible alternative use subject to planning.

### Highlights:

- Situated in the heart of the historical cultural Cathedral Quarter
- Secure private grounds
- Spacious office and classroom spaces with storage areas
- Original features

### Comprising of:

Containing multiple classrooms and office areas set out amongst the main building, stable block and cottage, configured to provide a combination of room sizes. Benefitting from a large amount of storage space within the basement and second floor areas.

- Main Building 807.46m<sup>2</sup> / 8691.49sqft
- Newer Buildings 804.61m<sup>2</sup> / 8860.82sqft
- Character Stable Block 131.88m<sup>2</sup> / 1419sqft
- Cottage 91.39m<sup>2</sup> / 983.72sqft
- Total GIA: 1835.34m<sup>2</sup> (19,955 sqft)
- Main access off Winnowsty Lane and rear access via Pottergate
- A small carpark is available at the front of the property (via Winnowsty Lane)

### Planning:

The premises may have potential for alternative use, subject to receipt of necessary planning consent. Interested parties are advised to make their own enquiries to the Local Planning Authority

### Business Rates:

The property is assessed under the 2017 Rating List which are as follows:

5 Pottergate – School and Premises – RV £74,000

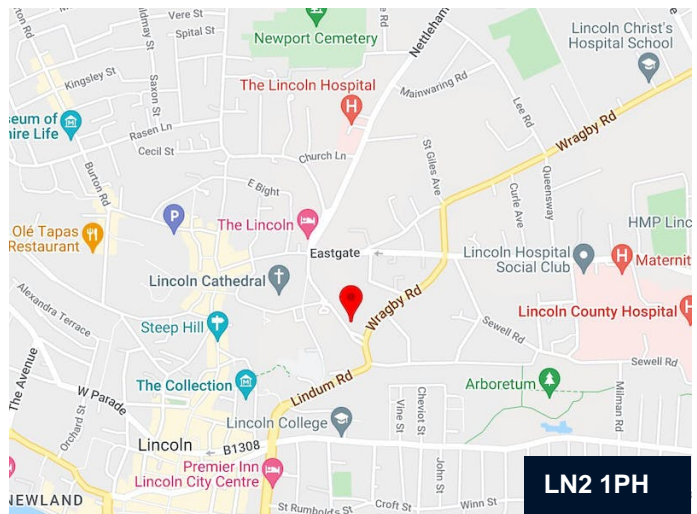
Prospective tenants should clarify the level of Business Rates payable via Lincolnshire County Council

### Services

Mains water, electricity and drainage are available and connected to the property. Interested parties are advised to make their own investigations to the utility service providers

### Rent & Term by negotiation

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



## **Business Rates**

Rates payable: £37,888 per annum

*(based upon Rateable Value: £74,000)*

Assessed under the 2017 Rating List

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## **Contact**

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