



OFFICE SPACE TO LET

9 BEAUMONT FEE | LINCOLN | LN1 1UH

- Central Lincoln Location
- Good quality offices
- Office Space from 162 sq.ft.
- Vacant
- 0.4 Miles from Lincoln Central Station

Guide: From £3,800 per annum

Will Gaunt

Brown&CoJHWalter

Lincoln

M: 07919 694235

T: 01522 457182

william.gaunt@brown-co.com

BROWN & CO JHWalter

Property & Business Consultants

brown-co.com

LOCATION

Lincoln is a cathedral city and the county town of Lincolnshire with an urban population of 130,200 (2011 Census). The city is located approximately 33 miles north east of Nottingham, 41 miles south east of Sheffield and 48 miles north of Peterborough.

Beaumont Fee is located only a short stroll to both the Cathedral Quarter and the City centre. Lincoln Central Station providing regular trains to London Kings Cross is just 0.4 miles from the property.

DESCRIPTION

An excellent opportunity to let office space in the a unique two storey building well located on Beaumont Fee, Lincoln. Each room is being let separately and are inclusive. Occupiers will have use of a shared kitchen, WC and garden.

ACCOMMODATION

9 Beaumont Fee, Lincoln		
Ground Floor		
Office 1	18.9 m ²	203 sq ft
Office 2	15.2 m ²	164 sq ft
First Floor:		
Office 3	15.1 m ²	162 sq ft
Office 4	15.1 m ²	162 sq ft

The property has been measured on a net internal basis in accordance with the RICS code of measuring practice which produces very similar floor areas to the IPMS3 basis of the International Property Measurement Standards.

GUIDE RENT

Office 1 - £4,500 per annum
Office 2 - £4,200 per annum
Office 3 - £3,800 per annum
Office 4 - £3,800 per annum

The rents quoted are inclusive of the use of kitchen, cleaning, maintenance, gardening and a right to put a brass plaque in the porch.

Offers are invited for consideration.

SERVICES

We understand that mains gas, electricity, water and drainage are available to the property. Interested parties should make their own enquiries with relevant service providers to confirm that supply is sufficient for their use.

RATEABLE VALUE

Interested parties are advised to contact Lincoln City Council on 01522 881188 to establish the rates payable.

PLANNING

The property is currently used as offices (Use Class E). Interested parties should make their own enquiries with to Lincoln City Council on 01522 881188 to confirm that their proposed use of the property will be acceptable.

VAT

Prices quoted in these particulars are net of VAT. We are informed by the vendor that they have not elected to charge VAT.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal fees in preparing lease documentation.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

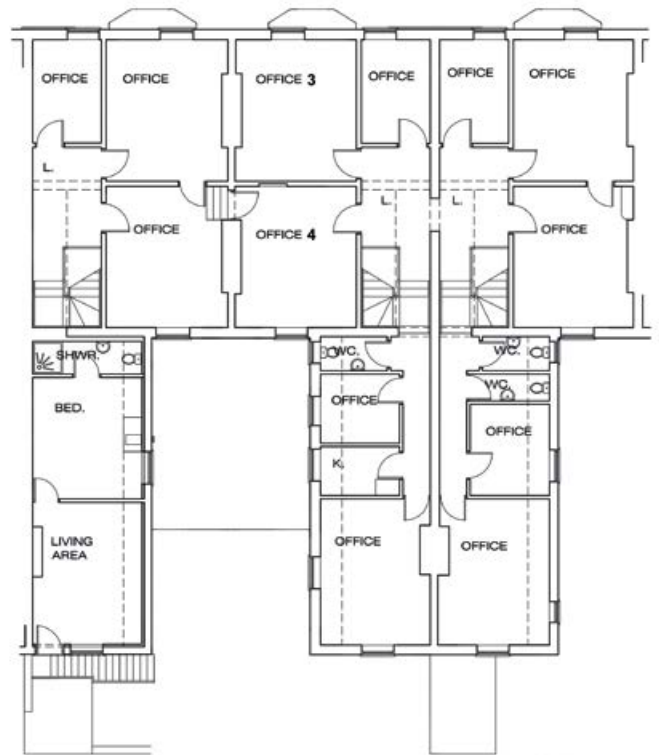
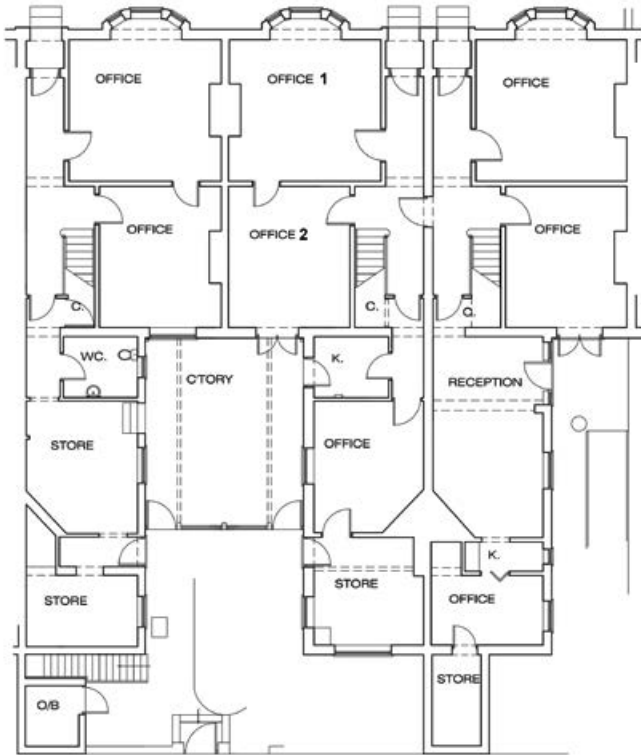
VIEWING

Strictly by appointment with the Agent.

For further information or to arrange a viewing please contact sole agents Brown&CoJHWalter:

William Gaunt

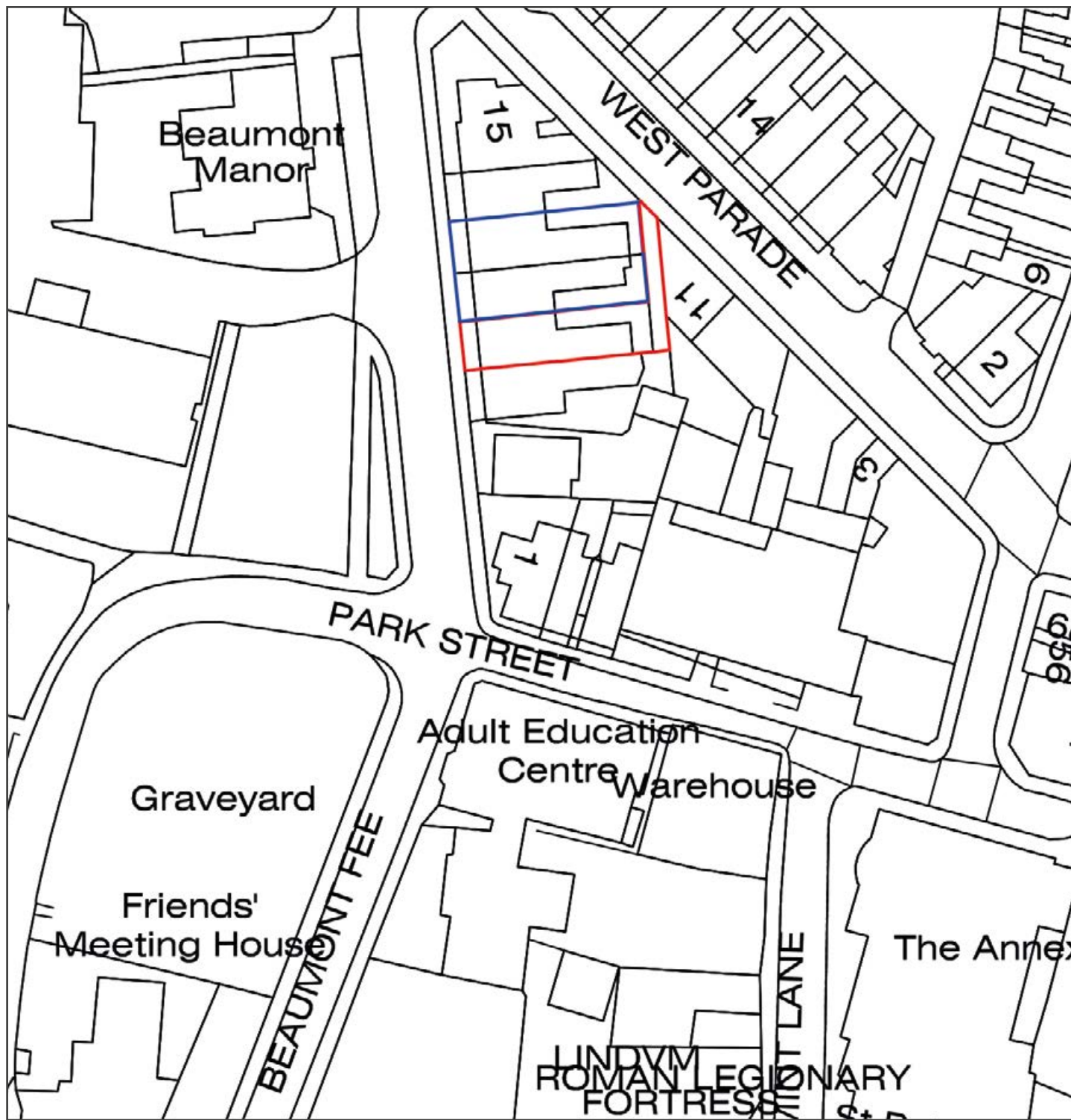
01522 457182
william.gaunt@brown-co.com



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LOCATION PLAN



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

5 Oakwood Road, Doddington Road, Lincoln, LN6 3LH
01522 457800 | lincoln@brown-co.com

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Property & Business Consultants
brown-co.com