



GROUND FLOOR OFFICE UNIT / SURGERY

ORCHARD HOUSE, LOWER HIGH STREET, WADDINGTON,
LINCOLN LN5 9QA

- Mid-terraced, ground floor Office/Surgery.
- Parking to the front and rear.
- Suitable for various uses, subject to the necessary planning consents.
- New Sub-lease available for a term to be negotiated.
- The tenant may assign the current lease which expires in January 2036.

£8,000 P.A.X. LEASEHOLD | 475 ft² (44.2m²)

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LOCATION

Waddington is a popular village located approximately 5 miles from Lincoln City Centre and benefit from excellent access to the A15 and B1188.

The village has a wide selection shops and Orchard House is located on Lower High Street adjacent to Panacea Finance Solutions.

DESCRIPTION

Orchard house is a mid-terraced ground floor office/veterinary practice which is currently consists of a large Reception Area, Consultation Room, Office, Kitchen & WC.

The property benefits from double glazed windows and parking to the front and rear.

ACCOMMODATION

The property has been measured on a Net Internal Area basis:

Description	m2	Sq.ft
Reception	16.0	172
Office/Consultation Room	14.6	157
Store	1.4	15
Kitchen	12.2	131
WC	-	-
Total NIA	44.2	475

SERVICES

We understand that the property is connected to mains electricity, water and drainage.

Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease in respect of this property.

TOWN AND COUNTRY PLANNING

The property has been used as a Veterinary Practice and as such has an established use which is now covered by Use Class E of The Use Classes Order 2020. We would recommend that prospective tenants discuss any planning related enquiries with the Planning Department at North Kesteven District Council prior to making an offer to take a lease in respect of this property. Tel: 01529 414155.

BUSINESS RATES

The property is assessed under the 2023 Rating List as a Surgery and Premises with a Rateable Value of £8,100.

Subject to the ingoing tenant meeting certain criteria, it is possible to claim up to 100% exemption from the payment of Non-Domestic Business Rates utilising the Government's Small Business Rate Relief Initiative. We would recommend that prospective tenants contact North Kesteven District Council regarding this matter Tel: 01529 414155.

LEASE & RENTAL TERMS

The property is made available by way of a new effective full repairing and insuring Sub-lease for a term to be negotiated.

EPC

The property has an EPC rating of E114 valid until 1st November 2030.

VAT

We understand that VAT will not be charged upon the rent.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any letting negotiated.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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