



37-41 Ripon Street
Lincoln

BROWN & CO



37-41 Ripon Street, Lincoln

Formerly a Co-operative warehouse built in circa 1900 which is currently divided into three large apartments providing 17 bedrooms. Apartment one comprises a six bedroom apartment with communal lounge/diner and two shower rooms. Apartment two is a first floor apartment and offers four bedrooms, communal living/kitchen and two shower rooms. Apartment three is arranged of first and second floors and offers seven bedrooms, kitchen, lounge/diner and two shower rooms. There are also two offices on the ground floor which offer the opportunity for on-site members of staff.

The property is currently let to a housing association and with a total rent passing of £8500pm (£102,000 pa) The tenant is currently on a rolling contract and as such the property can be sold with vacant possession.

Asking Price £675,000

The seller may also consider a rental of the building as a whole with further terms to be discussed.



Accommodation

Apartment One - Ground Floor

Hallway

Two double radiators and storage cupboard.

Communal Lounge/Kitchen

Double glazed French doors to rear elevation, fitted wall and base units with stainless steel single drainer sink, built in oven, four ring electric hob with extractor over, part tiled walls, space and plumbing for washing machine, double radiator.

Shower Room

Three piece suite comprising electric shower, mid flush WC, pedestal wash basin, double radiator, extractor.

Shower Room Two

Three piece suite comprising shower, wash hand basin, mid flush WC, part tiled walls, extractor, single radiator.

Bedroom One

Double glazed casement window to front elevation, double radiator, built-in wardrobe.

Bedroom Two

Double glazed casement window to front elevation, double radiator, built-in wardrobe.

Bedroom Three

Double glazed casement window to rear elevation, double radiator, built-in wardrobe.

Bedroom Four

Two double glazed casement windows to front elevation, built-in wardrobe, double radiator.

Bedroom Five

Double glazed casement window to front elevation, double radiator, built-in wardrobe.

Bedroom Six

Double glazed casement window to rear elevation, double radiator, built-in wardrobe.

Apartment Two - 1st floor

Communal Living/Kitchen

Double glazed casement window to side elevation, fitted wall and base units with stainless steel single drainer sink, electric radiator, space and plumbing for washing machine, part tiled walls.

Shower Room

Three-piece suite comprising shower, mid flush WC, pedestal wash basin, extractor, part tiled walls.

Bedroom One

Double glazed casement window to front elevation, electric radiator, built in wardrobe.

Bedroom Two

Two double glazed casement windows to front elevation, electric radiator, built-in wardrobe.

Bedroom Three

Three double glazed casement windows to front and side elevations, built-in wardrobe, electric radiator.



Bedroom Four

Double glazed casement window to side elevation, electric radiator, built-in wardrobe.

Shower Room Two

Three piece suite comprising shower, pedestal wash basin, mid flush WC, airing cupboard, part tiled walls, extractor.

Apartment Three- First & Second floor

Second floor

Kitchen

Double glazed casement window to front and side elevation, fitted wall and base units with stainless steel single drainer sink, part tiled walls, space and plumbing for washing machine.

Dining/Living Area

Two double glazed casement windows to side elevation, electric radiator, door to

Storage Area

Cambered ceiling, double glazed Velux window to side elevation.

Bedroom One

Double glazed casement window to rear elevation, two built-in wardrobes, electric radiator.

Bedroom Two

Double glazed casement window to front elevation, electric radiator, built-in wardrobe.

Bedroom Three

Two double glazed casement windows to front elevation, electric radiator, built-in wardrobe.

Bedroom Four

Double glazed casement window to rear elevation, electric radiator, built-in wardrobe.

Shower Room

Three piece suite comprising shower, mid flush WC, pedestal wash basin, extractor, part tiled walls.

First floor

Bedroom Five

Double glazed casement window to front elevation, electric radiator, built-in wardrobe.

Shower Room Two

Shower, part tiled walls, extractor.

Bedroom Six

Double glazed casement window to front elevation, electric radiator, built in wardrobe.

Bedroom Seven

Two double glazed casement windows to rear elevation, electric radiator, built-in wardrobe.

Outside

There is communal rear yard with paved patio area and fenced boundaries.

Viewing

Viewings are strictly by appointment with the agent.

Services

We understand the property has mains water, gas, electric and main sewer connections. There is CCTV externally and within the communal hallways/stairwells. The seller has also just gone through a further programme of fire regulation upgrades to meet the latest standards.

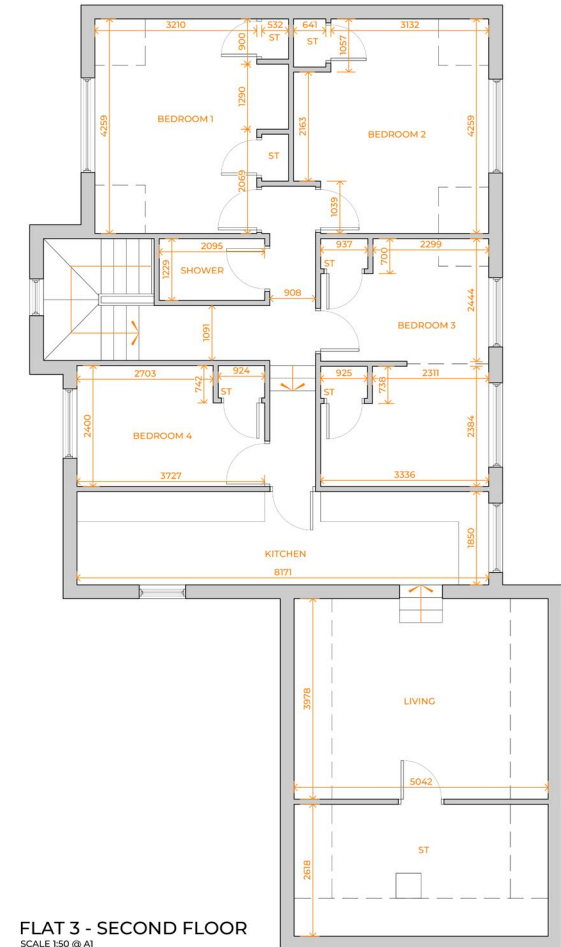
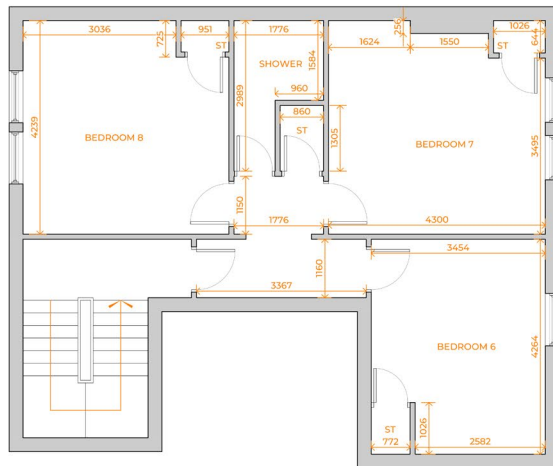
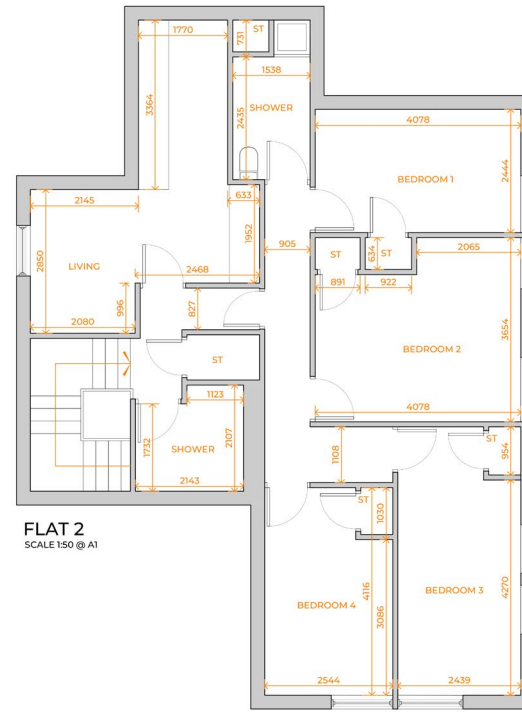
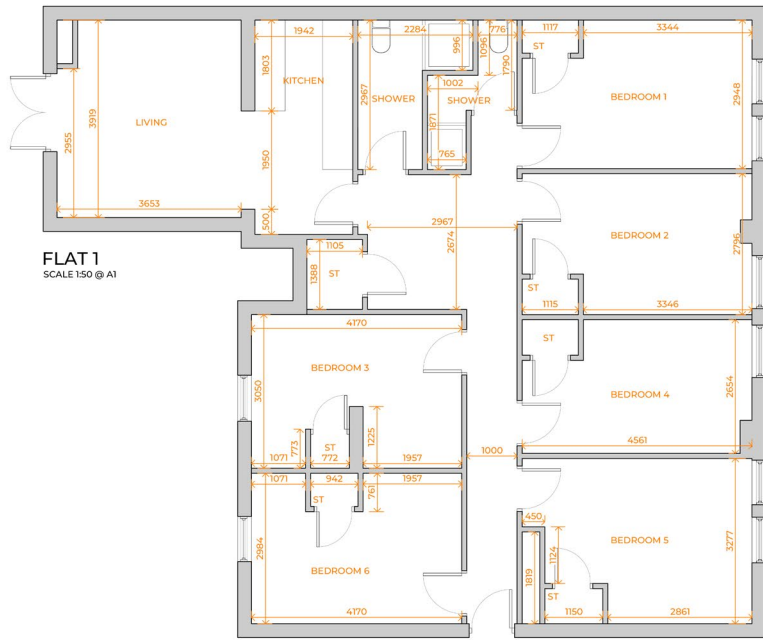
Broadband & Mobile

We understand from the Ofcom website that standard, superfast and Ultrafast broadband are available in the area with a max download speed of 1800 mbps and max upload speed of 220 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

Tenure & Possession

Freehold and for sale by private treaty.





KEY PLAN

PROJECT
SURVEY OF
EXISTING
BUILDING

FORMER COOPERATIVE
BUILDING

DATE: PROJECT NO. SEPT 25 25-150

REVISION: DATE

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. DASHED XXXXX XXXXX
3. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION STARTING.
4. IF IN DOUBT ADD
5. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS STATED

NOT FOR CONSTRUCTION

DRAWING TITLE
MAIN FLOOR
PLANS

FLATS 1, 2 & 3

SCALE: 1:50 @ A1

A1.1

DRAWN BY: LAK

Energy performance certificate (EPC)

Flat 1 37-39, Ripon Street LINCOLN LN5 7NJ	Energy rating D	Valid until: 24 January 2029
		Certificate number: 8901-2545-9429-4026-7913

Property type

Ground-floor flat

Total floor area

131 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

Directions - LN5 7NJ

Entering Lincoln on the A15 Canwick Road proceed until you reach a left hand turn onto Ripon Street where the property can be found on the left hand side just after Cross Street.

<https://what3words.com/froze.vital.forest>

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 others 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 of 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.

Energy performance certificate (EPC)

Flat 2 37-39, Ripon Street LINCOLN LN5 7NJ	Energy rating D	Valid until: 1 July 2035
		Certificate number: 0028-3052-5203-6435-3204

Property type

Mid-floor flat

Total floor area

152 square metres

Rules on letting this property

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92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&CoJHWalter 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) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

Energy performance certificate (EPC)

Flat 3 37-39, Ripon Street LINCOLN LN5 7NJ	Energy rating D	Valid until: 1 July 2035
		Certificate number: 0827-3052-8203-6835-3204

Property type

Top-floor flat

Total floor area

147 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be D.

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69-80	C		
55-68	D	57 D	67 D
39-54	E		
21-38	F		
1-20	G		

Agent

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