



FOR SALE

£125,000

Detached commercial building (E use class) used as offices and storage

ADDRESS

15a Hollywell Road,
Lincoln,
LN5 9BZ

SIZE

132.70 m² (1,428 ft²)
Approx. gross internal floor area

KEY FEATURES

- + Detached office building (E use class)
- + Multiple ground floor offices
- + First floor office / storage
- + Kitchenette and WC / shower facilities
- + Electric roller shutters
- + Mains electricity, gas, water and drainage
- + Freehold
- + EPC Rating – D

OVERVIEW

The property comprises a detached office building (E use class) arranged over ground and first floors, providing a mix of office accommodation, storage, kitchenette and WC/shower facilities. The ground floor includes several individual offices, reception/agency space, store, kitchen and WC. The first floor provides additional office/training space/storage.

The building benefits from electric roller shutters to the front elevation and has a general internal fit out including plastered and painted walls, laminate flooring, surface mounted lighting and wall mounted wet radiators.

The property is situated opposite a row of garages in a predominantly residential and an outlook over fields. It offers a manageable commercial space suitable for small businesses, owner occupiers or investors.

LOCATION

The property is situated on Hollywell Road in a predominantly residential area to the south of Lincoln city centre, offering convenient access to local amenities, public transport and major arterial routes.

Lincoln city centre lies approximately 2.2 miles to the north, with Lincoln Railway Station around 2 miles away, providing regular services to London Kings Cross, Nottingham, Sheffield, Doncaster and Peterborough. The A15 can be reached in around 1.4 miles, while the A46 Bypass at Hykeham is approximately 2.8 miles from the property, giving strong connectivity to the wider Lincolnshire road network. The A1 at Newark is approximately 17.5 miles away, enabling access to the Midlands and national motorway system.

The surrounding environment is characterised by residential housing and small local businesses, with the property positioned opposite a row of garages and benefitting from a semi-rural feel whilst remaining close to Lincoln's main commercial centres.

CONTACT

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ACCOMMODATION

TOTAL 132.70 m² 1,428 ft²
Approx. gross internal floor area

PLANNING

We understand the property has planning consent for E use class. Purchasers should make their own enquiries to satisfy themselves through the local planning authority.

SERVICES

We are advised the property has mains electricity, gas, water and drainage. None of the services have been tested and interested parties should make their own investigations.

RATEABLE VALUE

We understand the property has a rateable value of £3,800. Purchasers to make their own investigations through the Valuation Office Agency.

TENURE

Freehold

GUIDE PRICE

£125,000

VAT

VAT may be applicable to the purchase price. Purchasers to make their own enquiries.

EPC

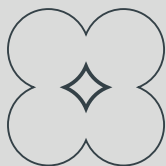
The EPC rating for the subject property and the adjoining unit is D.

VIEWING

Please contact sole selling agents:

RPRS - 0203 148 7500 - property@rprs.co.uk



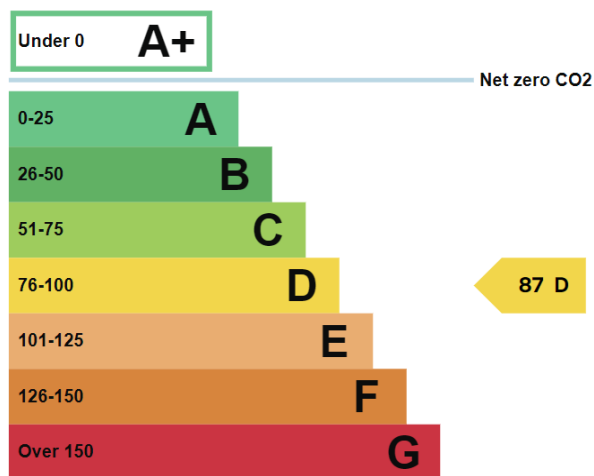
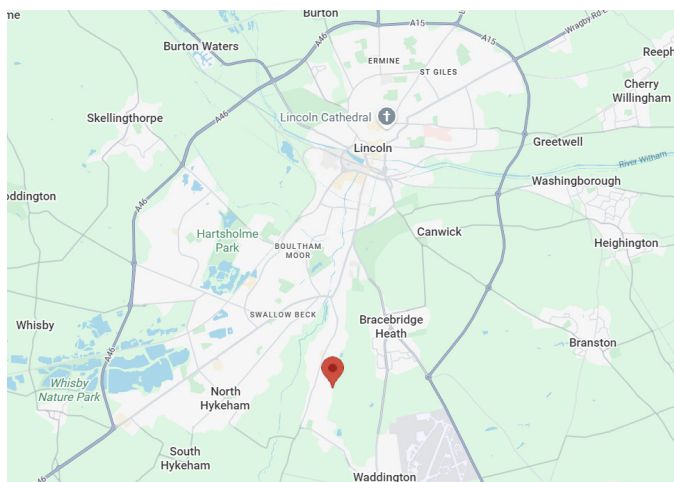
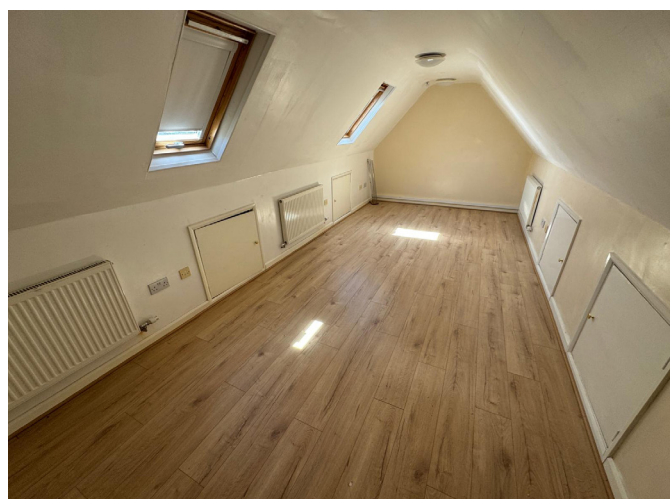
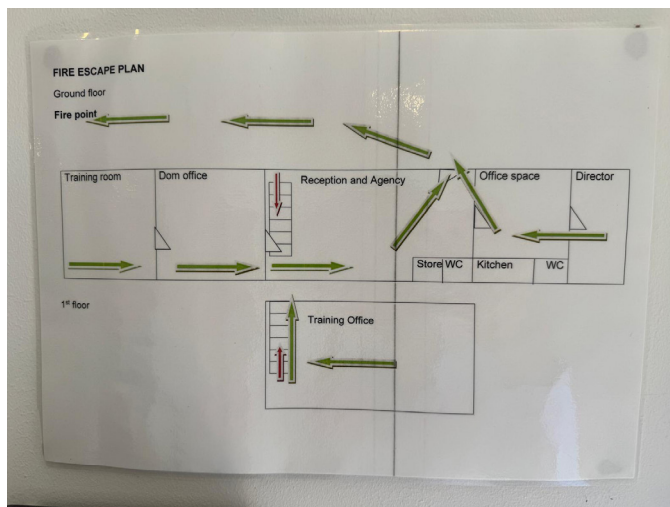


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Date: July 2026