

Lincoln Road

New England, Peterborough, PE1 3HG

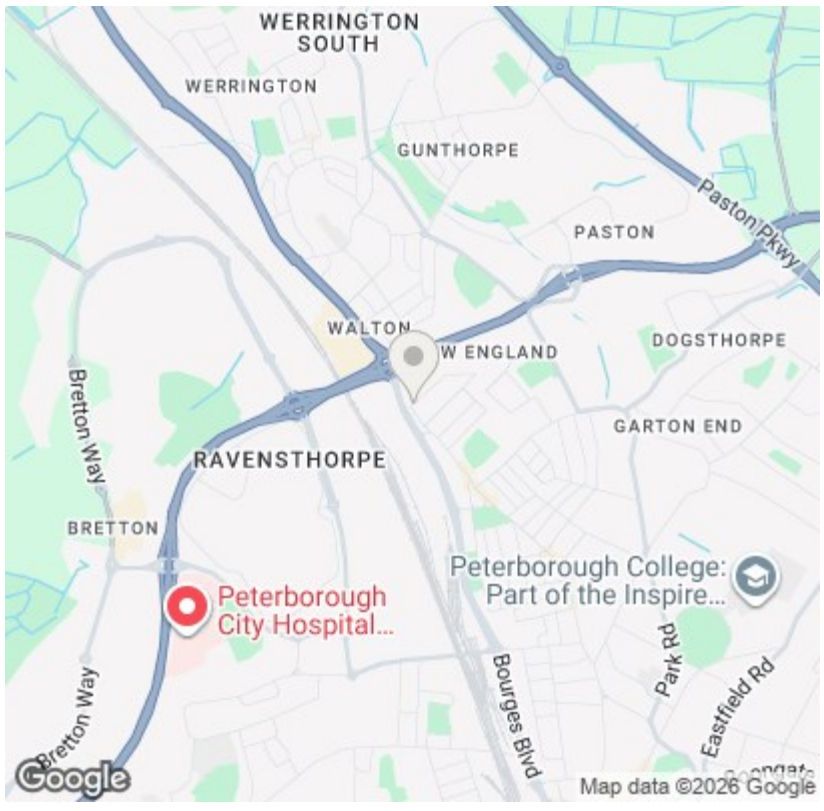
Offers In Excess Of £400,000 - Freehold , Tax Band - A

4 3 3 D

Floor Plan



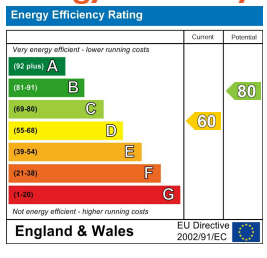
Area Map



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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Located on Lincoln Road in New England, close to Peterborough City Centre, this is a completely versatile building currently arranged with commercial premises on the ground floor and residential accommodation above. With approximately 168.5 sq m of space, off-road parking and a rear courtyard, it offers a rare opportunity for investors, owner-occupiers and business users alike, whether you wish to continue the existing mixed-use arrangement or reimagine the property to suit your own plans.

Available with vacant possession and no forward chain if required, this is a building offering excellent flexibility and genuine potential.

A superb and rare investment opportunity, this substantial property on Lincoln Road in New England sits just moments from Peterborough City Centre and offers around 168.5 sq m of versatile accommodation arranged over two floors. Currently configured as commercial premises to the ground floor, with the tenant sub-letting the upstairs rooms as residential accommodation, the property offers an attractive mixed-use income stream and a wealth of potential for investors and owner-occupiers alike. The ground floor is entered via an entrance hall, which leads through to a central hallway providing access to the principal rooms, and to the front is a generous office with a characterful bay window and a separate corner entrance door, ideal for welcoming clients or customers. Also accessed from the hallway are a further well-proportioned office to the front and a smaller third office to the rear, offering flexible space for private workstations, meeting rooms or consultation areas. A useful storage room sits alongside the offices, and a ground floor bathroom serves the commercial space conveniently from the hallway. At the heart of the ground floor is a spacious communal kitchen, providing an excellent shared area for staff and occupants and enjoying direct access outside. Beyond the kitchen are a utility room and a second bathroom, while a detached storage room at the rear of the building offers further practical space for equipment, stock or archives. Stairs from the hallway rise to the first floor landing, which gives access to four bedrooms, currently let out as residential accommodation, comprising a master bedroom, bedroom two, bedroom three and bedroom four, each offering comfortable and adaptable living space. A bathroom completes the first floor and serves all of the upstairs rooms. Outside, the property benefits from off road parking, a rare and valuable asset so close to the city centre, along with a rear courtyard that provides additional outdoor space. The tenant of more than twenty years currently pays a rent below the market rate, presenting clear scope to increase the income, and the property is also available with vacant possession and no forward chain if required, making it equally appealing to investors seeking an immediate return and to buyers wishing to reconfigure or occupy the building themselves. Early viewing is highly recommended to appreciate the flexibility, location and potential on offer.

Entrance Hall
2.27 x 1.46 (7'5" x 4'9")

Hallway
1.61 x 2.46 (5'3" x 8'0")

Office
4.34 x 4.45 (14'2" x 14'7")

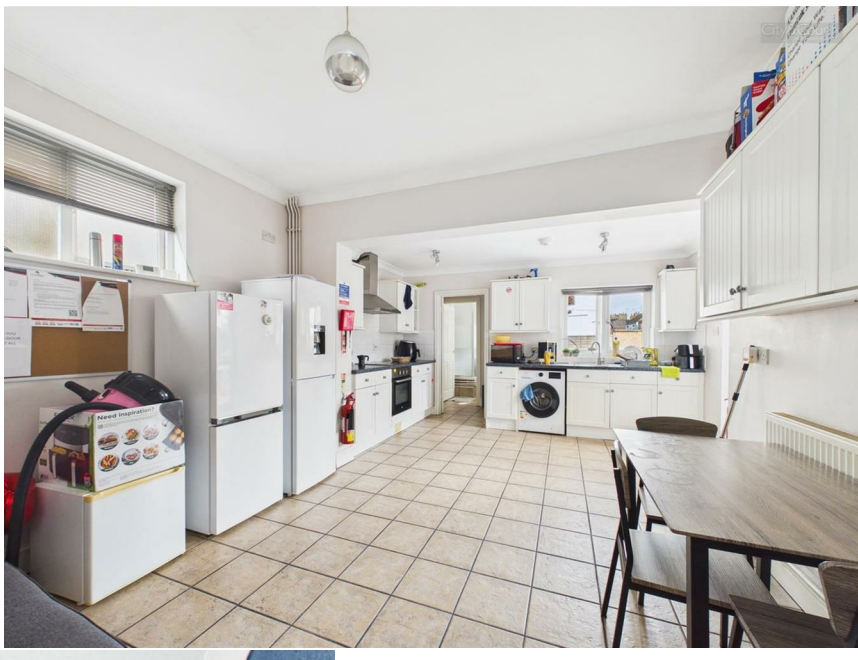
Office
3.67 x 4.88 (12'0" x 16'0")

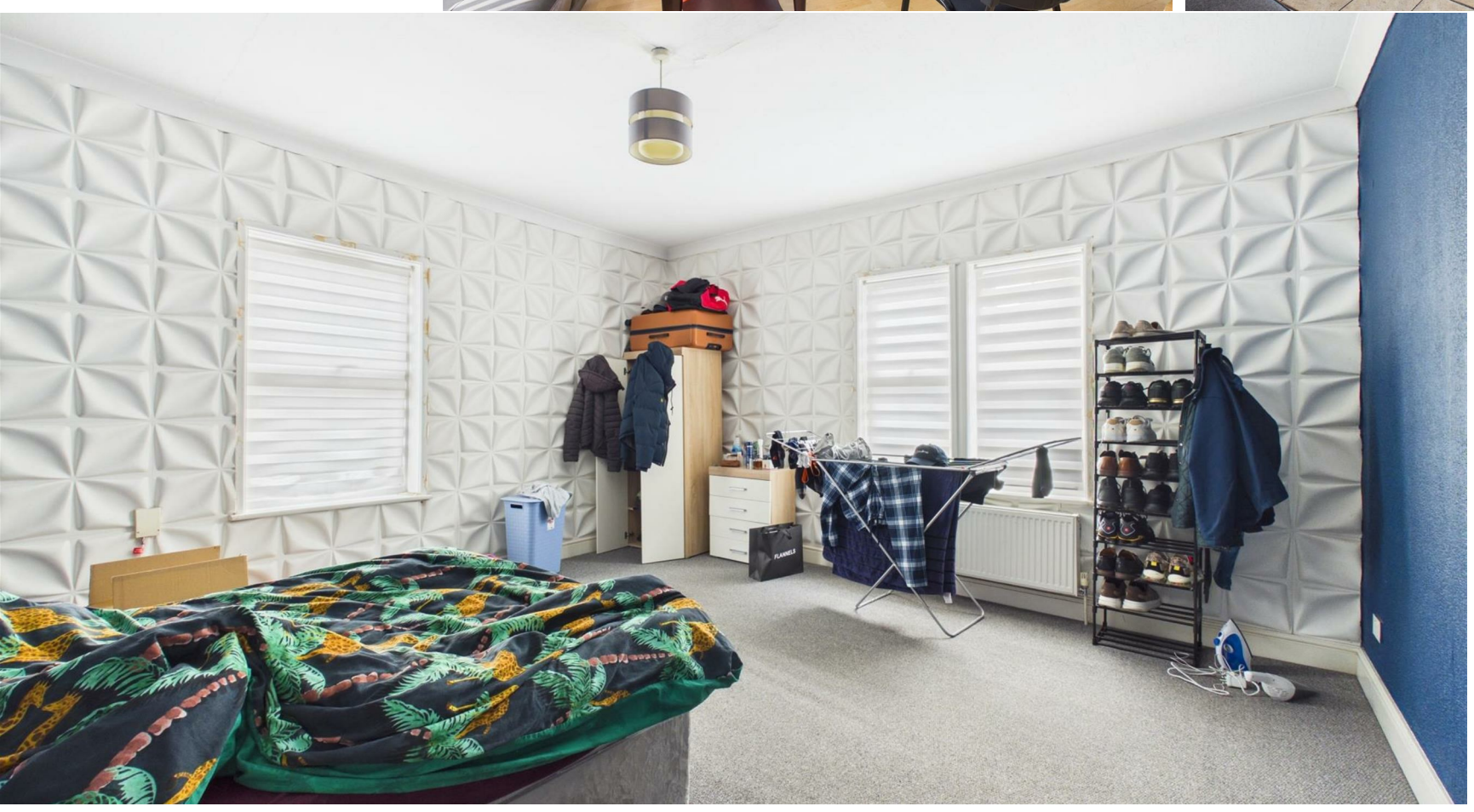
Storage Room
2.14 x 1.89 (7'0" x 6'2")

External Storage Room
2.06 x 3.88 (6'9" x 12'8")









Office
2.25 x 3.16 (7'4" x 10'4")

Bathroom
1.59 x 2.17 (5'2" x 7'1")

Hallway
0.94 x 1.00 (3'1" x 3'3")

Communal Kitchen
3.67 x 5.76 (12'0" x 18'10")

Utility Room
1.85 x 0.93 (6'0" x 3'0")

Bathroom
1.84 x 1.75 (6'0" x 5'8")

Landing
4.74 x 1.79 (15'6" x 5'10")

Master Bedroom
4.61 x 4.63 (15'1" x 15'2")

Bedroom Two
3.64 x 4.11 (11'11" x 13'5")

Bathroom
1.29 x 3.10 (4'2" x 10'2")

Bedroom Three
3.13 x 4.62 (10'3" x 15'1")

Bedroom Four
3.39 x 3.15 (11'1" x 10'4")

DISCLAIMER
The Vendor acquired the property as a mixed-use building and the current internal layout and arrangement have been adapted by the occupiers/tenants to suit their individual requirements. City & County Estate Agents have not independently verified the planning use, use class, lawful use or any permissions or consents relating to the current configuration of the property.

Prospective purchasers are advised to make their own enquiries through their solicitor and/or an appropriate planning professional to establish the authorised use and relevant use class(es) of the property, and to satisfy themselves that the existing accommodation is suitable for their intended use. Purchasers should also be aware that additional legal, planning or professional costs may be incurred in establishing or confirming the relevant use or any necessary consents, and any such costs will be the responsibility of the purchaser.

Prospective purchasers should therefore rely upon their legal and professional advisers and satisfy themselves fully in respect of the planning status and permitted use of the property prior to proceeding with the purchase.

EPC - D
60/80

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No



