



Offices To Let 38 Silver Street, Lincoln, LN2 1EH

Rent From £350 PCM

Serviced office space to let suitable for a variety of uses including retail, consulting and treatment rooms etc. Located in Lincoln City Centre and within walking distance to the transport hub, cafes, Lincoln University, shops and cultural sites. The offices can be Let individually or combined. Available from £350 pcm per office and include heating, water and basic electricity bills and having shared toilet and kitchen facilities. The rooms are considered suitable for a variety of uses under 'E' of the Town and Country Planning (Use Classes) Order 1987 (as amended).



Offices, 38 Silver Street, Lincoln, LN2 1EH

LOCATION

The property is prominently positioned, being located centrally along Silver Street, which is particularly popular with Estate Agents, Solicitors and other Professional Services Providers, together with a range of Leisure Operators.

The Cathedral City of Lincoln is the major administrative and shopping centre within Lincolnshire having a resident population in the region of 95,000. The offices are also within walking distance of the University of Lincoln.

DESCRIPTION

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ACCOMMODATION

Offices Available:

- Second Floor Office (S3) - 15 sq.m (162 sq.ft) - £350 PCM

Rent incentives will be considered if more than one office to let to one Tenant.

Kitchen and toilet facilities are shared and are located on the second floor of the building.

Included in the monthly payments is all water, basic electricity and gas bills. Internet connections are available to the offices, however, these would be the responsibility of the tenant.

SERVICES

All mains services are connected to the property. A gas central heating system is installed serving radiators throughout.

EPC Rating - D.

TENURE

The offices are available to let on a monthly or longer-term licence agreements (max 12 months). The incoming Tenants are responsible for the Agent's referencing fee of £100 inc VAT and the licence production fee of £100 inc VAT.

BUSINESS RATES

To be confirmed – not included within the rent. Based on current incentives being offered by Local Government, a substantial reduction or even complete Rates Relief may be available.

VAT

VAT is not payable.

VIEWINGS

By prior appointment through Mundys.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

