



## Consulting Rooms/Office Premises For Sale/To Let

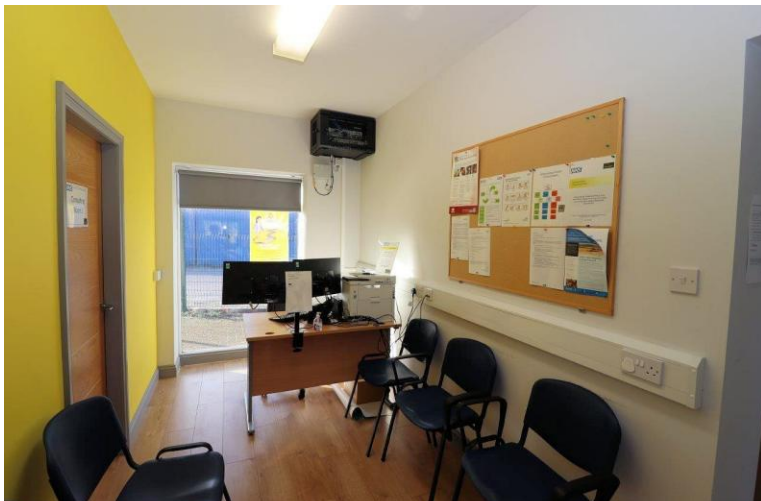
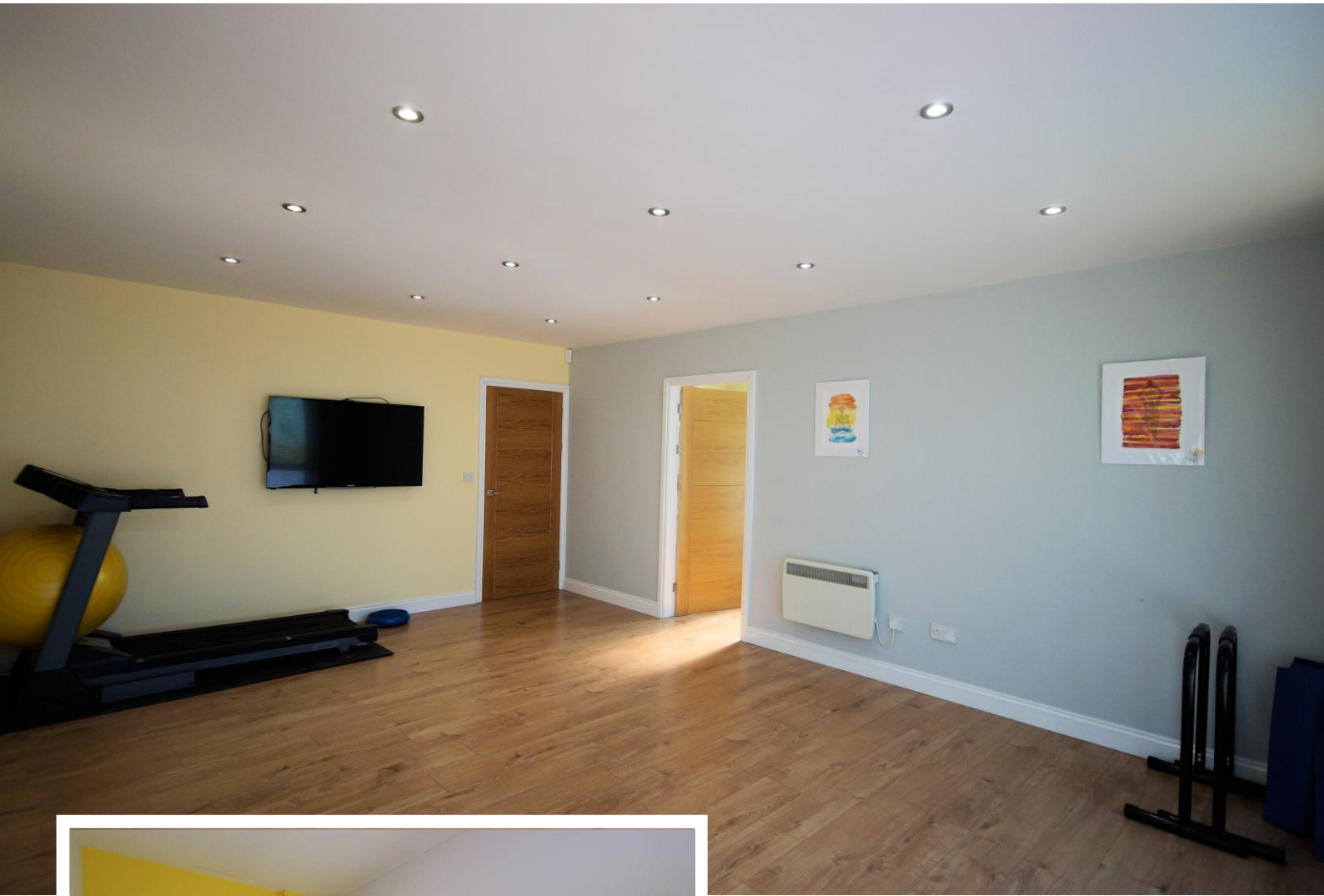
The Old Pumping Station, Great Northern Terrace, Lincoln, LN5 8HN

**Guide Price £250,000 or To Let £15,000 Per Annum**

We are delighted to offer for sale or to let this refurbished detached single-storey office building, currently used as Consulting Rooms and providing for a total of 68.2 sq.m (734 sq.ft) of accommodation with its own self-contained, secure car park located close to Lincoln City Centre.



## Units 1 – 3, The Old Pumping Station, Great Northern Terrace, Lincoln, LN5 8HN



### LOCATION

The property is located on Great Northern Terrace, within walking distance of Lincoln City Centre, being on the eastern fringe of Lincoln, which benefits from much improved vehicle access given the link from Tentercroft Street, which runs between High Street and Great Northern Terrace.

### ACCOMMODATION

This unique property has been refurbished and extended in recent years to provide flexible office/consulting room premises, currently comprising a Reception Area, two private offices/consulting rooms, a larger open-plan office/training room and in addition, there is a kitchen and shower room/WC.

The overall floor area extends to 68.2 sq.m (734 sq.ft).

### SERVICES

Mains drainage, electricity and water are connected.

**EPC RATING – D.**



## TENURE

The property is available on a Freehold basis or alternatively, to let under a new Lease for a term of years to be agreed at an asking rent of £15,000 per annum. The ingoing Tenant will be responsible for the Agent's referencing fee of £100 inc VAT, together with the Landlord's reasonable legal costs for the production of the Lease Agreement. A deposit may also be payable.

## BUSINESS RATES

Rateable Value - £4,850

Small Business Multiplier (2022/2023) 49.9p in the £.  
The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

## PARKING

The property benefits from having its own secure private car parking providing space for up to five vehicles.

## VAT

VAT may be applicable in addition to the purchase price.

## VIEWINGS

By prior appointment through Mundys.

## NOTE

Some of the photographs within this marketing were taken in 2018.

## NOTE

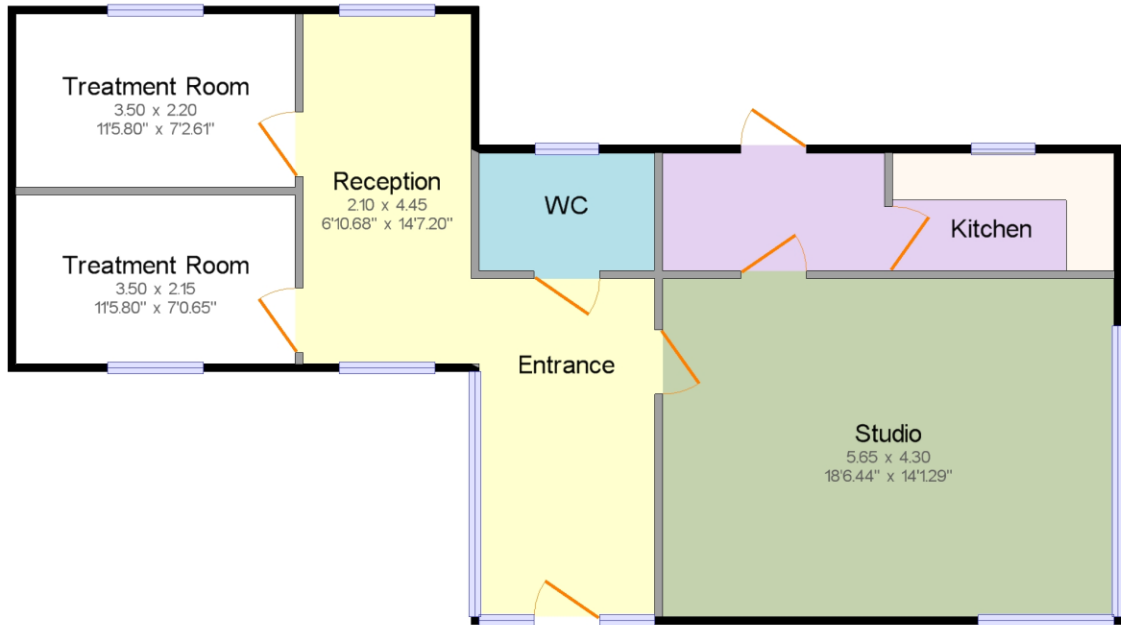
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## 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 for themselves and the vendors (Lessors) for whom they act as Agents given 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 whatever 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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## Ground Floor

Total approx floor area: 72.6 m<sup>2</sup> (781.4 ft<sup>2</sup>)  
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