



## City Centre Property for Sale

**4 Guildhall Street, Lincoln, LN1 1TT**

**Offers Over £210,000**

We are pleased to offer for sale this four-storey city centre property within an excellent City Centre location just off Lincoln's High Street, offered for sale with Vacant Possession. The accommodation is across five floors and has a Gross Internal Floor Area of 213 sq.m (2,290 sq.ft). Full Planning Permission has been granted for Change of use of first, second and third floors from Beauty Rooms (Use Class E) to three 1 bed flats (Use Class C3).





#### LOCATION

Guildhall Street is prominently located within Lincoln's prime city centre being accessed directly off High Street, close to its junction with Stonebow. Neighbouring occupiers include HSBC Bank, Subway Sandwich Shop and James Usher Jewellery.

Lincoln is a vibrant Cathedral City, being the administrative and major shopping centre for the county of Lincolnshire, with an urban population of 130,000 residents and a total catchment population of 544,000. It is also famed for its growing University with over 15,000 students living within the city.

#### DESCRIPTION

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## ACCOMMODATION

The property provides for air-conditioned accommodation across the basement, ground, first, second and third floors. The basement comprises an open-plan salon area, extending to 38.4 sq.m. The ground floor provides for an Entrance Lobby, Main Retail Area and has a useable floor space of 37.6 sq.m. The first floor accommodation is divided to comprise three rooms together with a seating area and WC Compartment extending to 35.2 sq.m. The second floor also comprises three rooms and extends to 36.8 sq.m and the third floor accommodation comprises; General Office and Staff Facilities extending to a total of 36.8 sq.m.

## PLANNING

Full Planning Permission has been granted for Change of use of first, second and third floors from Beauty Rooms (Use Class E) to three 1 bed flats (Use Class C3). City of Lincoln Planning - 2024/0442/FUL.

## SERVICES

Mains drainage, electricity and water are connected. An air-conditioning system is installed for heating and cooling.

EPC Rating - D

## TENURE

The property is available on a Freehold basis with Vacant Possession on completion.

## BUSINESS RATES

Rateable Value - £18,500.00

Small Business Multiplier (2025/2026) 49.9p in the £.  
The property may qualify for small business rates relief.

Prospective tenants should make their own enquiries regarding Small Business Rates Relief.

## VAT

VAT is not applicable on the purchase price.

## VIEWINGS

Strictly by prior appointment through Mundys Commercial - 01522 556088.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

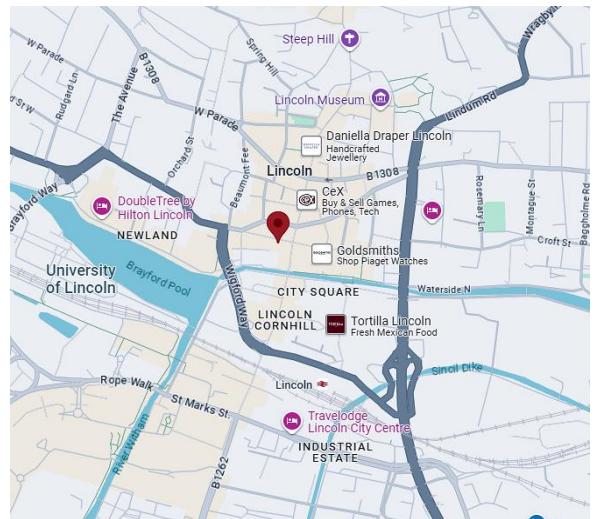
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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 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 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.

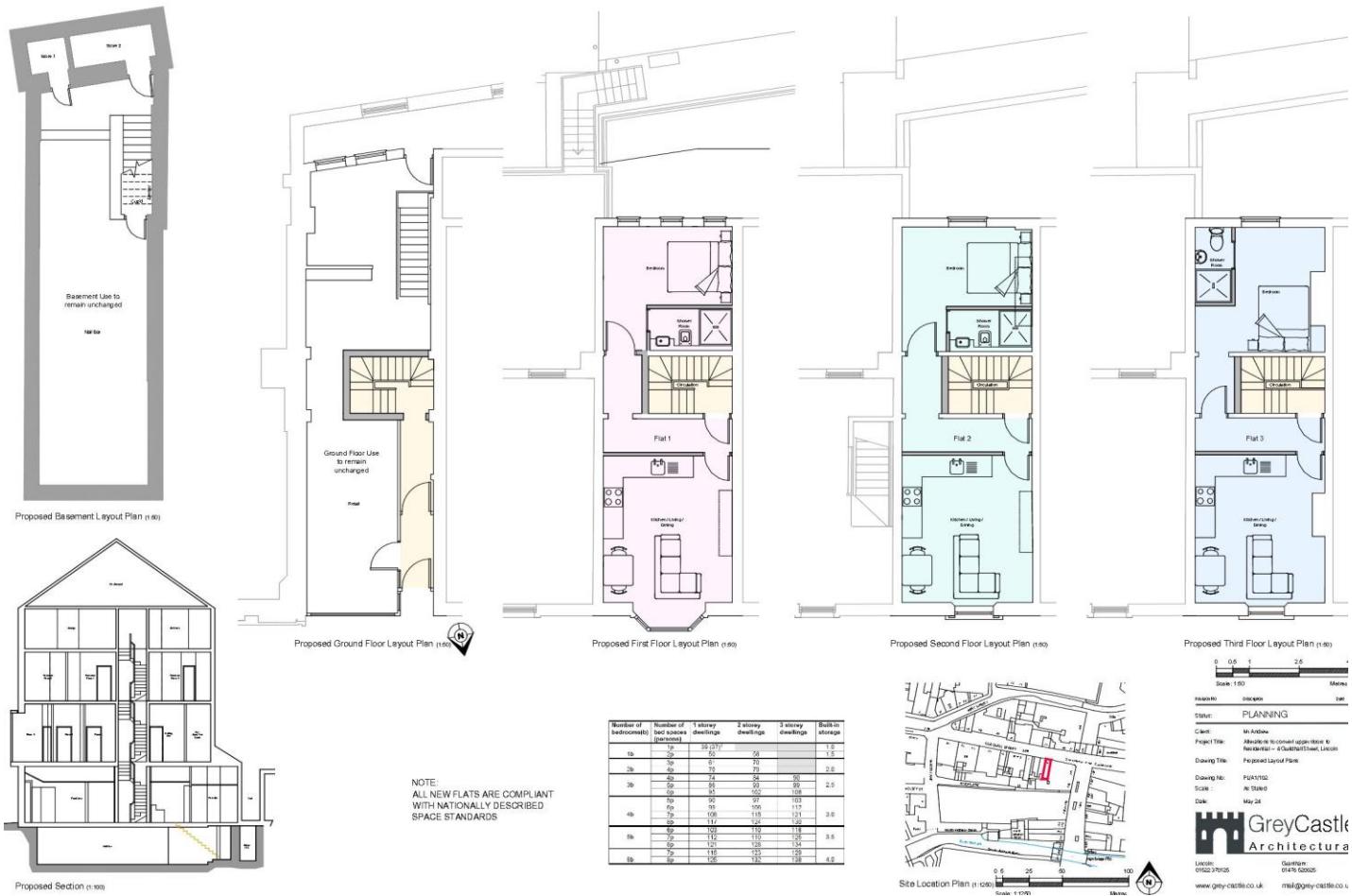
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England No. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.







### PROPOSED LAY OUT PLANS FOR PLANNING



29-30 Silver Street  
Lincoln

LN2 1AS

commercial@mundys.net

01522 556088

22 Queen Street  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.



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