

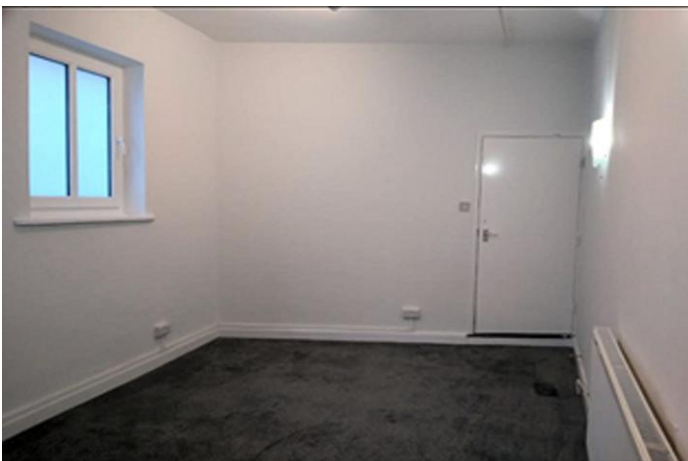


OFFICES TO LET 38 Silver Street Lincoln, LN2 1EH

Rent From £4,200 pa

Mundys are pleased to offer to let these office space available individually or combined, located in Lincoln City Centre and within walking distance to the transport hub, cafes, Lincoln University, shops and cultural sites. The offices are available to let from £350 pcm including heating, water and electricity (a fair usage) bills and having shared toilet and kitchen facilities.

F3



F1



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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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 office is considered suitable for a variety of uses under 'E' of the Town and Country Planning (Use Classes) Order 1987 (as amended).

ACCOMMODATION

Offices Available:

First Floor Office (F1) - 28 sq.m (300 sq.ft) - £500 PCM – NOW LET

First Floor Office (F2) - 23 sq.m (248 sq.t) - £500 PCM - NOW LET

First Floor Office (F3) - 15 sq.m (162 sq.ft) - £350 PCM - AVAILABLE

Second Floor Office (S1) - 28 sq.m (300 sq.ft) - £450 PCM - NOW LET

Second Floor Office (S2) - 23 sq.m (248 sq.t) - £450 PCM - NOW LET

Incentives are available if more than one office is let.

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 (min 6 months) or longer-term licence agreements (max 12 months). The incoming Tenants are responsible for the Agent's referencing fee of £120 inc VAT and the licence production fee of £150 inc VAT. A deposit will be payable equivalent to two months' rent.

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 on the rent.

VIEWINGS

By prior appointment through Mundys.

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

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 these 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.

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F1



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