

OFFICES TO LET

38 Silver Street Lincoln, LN2 1EH

Rent From £4,200 pa

Mundys are pleased to offer to let this 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. Incentives will be offered to a letting of more than one office.

F2



F3



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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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) – NOT AVAILABLE

First Floor Office (F2) - 23 sq.m (248 sq.t) - £525 PCM – AVAILABLE NOW

First Floor Office (F3) - 15 sq.m (162 sq.ft) - £350 PCM – NOT AVAILABLE

Second Floor Office (S1) - 28 sq.m (300 sq.ft) - £450 PCM – NOT AVAILABLE

Second Floor Office (S2) - 23 sq.m (248 sq.t) - £450 PCM – NOT AVAILABLE

Second Floor Office (F3) - 15 sq.m (162 sq.ft) - £375 PCM – NOT AVAILABLE.

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 ingoing 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 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.



F2

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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 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.

The Property Ombudsman