



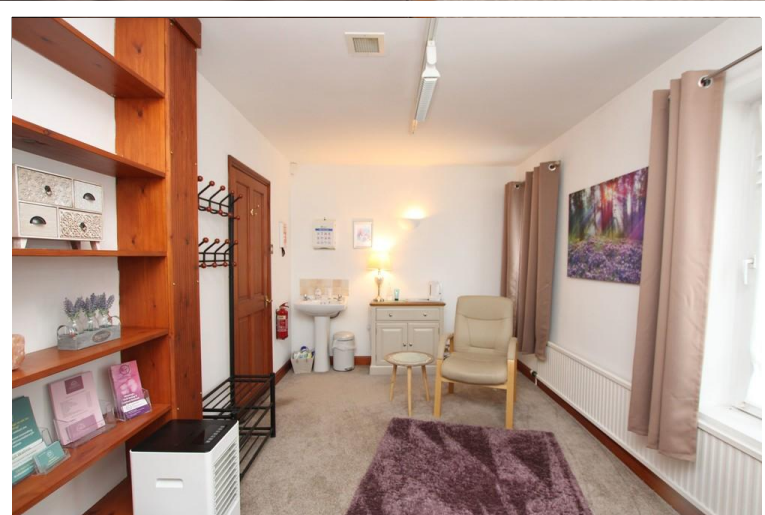
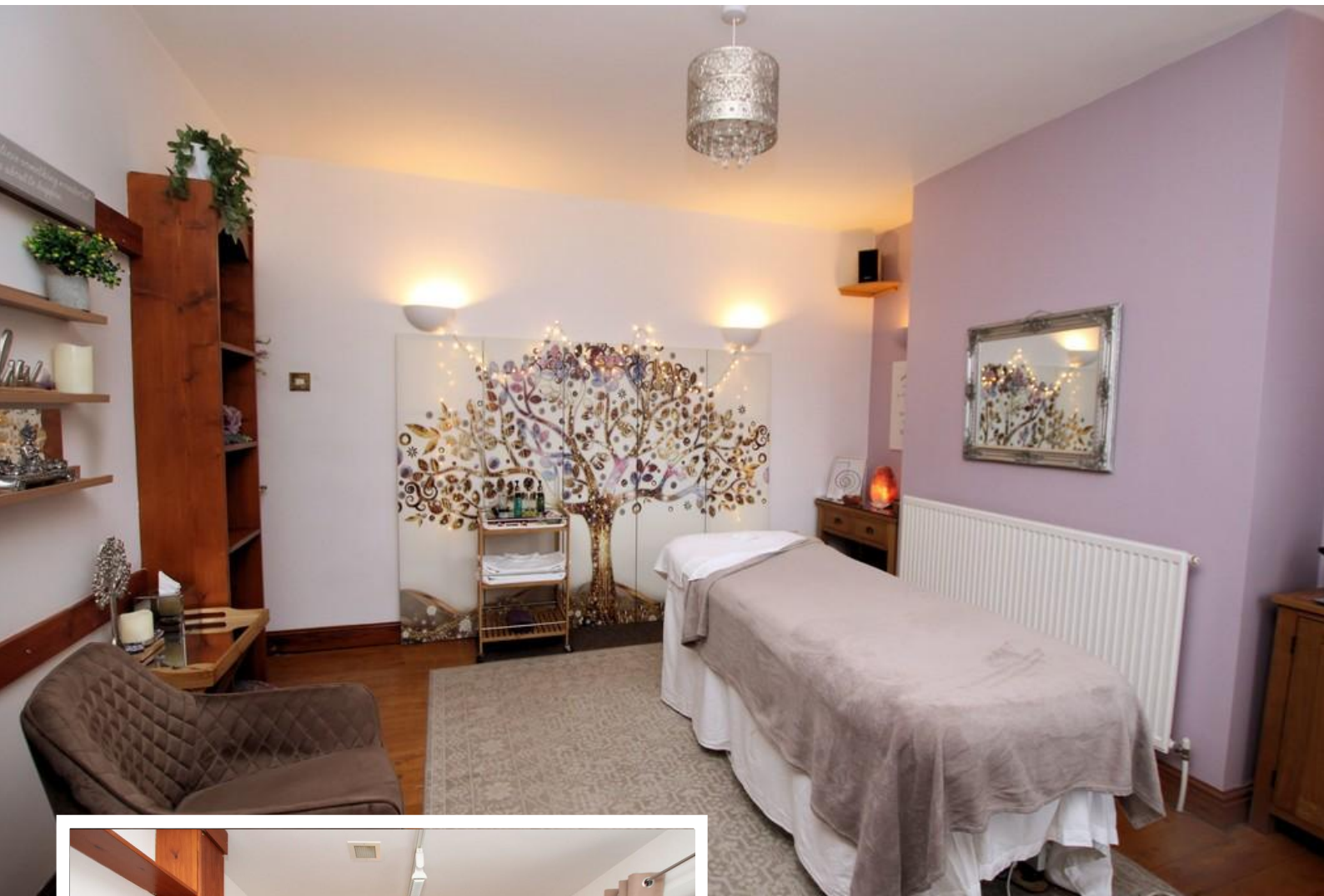
41 Moor Lane

North Hykeham, Lincoln, LN6 9AE

Rent £10,800 Per Annum

This property comprises a very-well presented, office building currently used as Treatment/Consulting Rooms and therefore considered suitable for a variety of business uses. The internal accommodation provides for two Office/Consulting Rooms at ground floor level together with a fully equipped Kitchen and at first floor level, there are a further two Consulting Rooms and WC Facilities. The internal floor area extends to 69 sq.m (740 sq.ft) and externally, the property has the benefit of up to seven car parking spaces located to the rear.





LOCATION

The property is located prominently on Moor Lane within the popular residential suburb of North Hykeham. Moor Lane runs between Newark Road (A1434) and Lincoln Road/Mill Lane. The property is within close proximity of North Kesteven Academy, Sir Robert Patison Academy and the Richmond Medical Centre.

ACCOMMODATION

The accommodation is well-presented throughout, having the benefit of gas central heating, uPVC double glazing and an air handling system. The ground floor accommodation comprises; Entrance Lobby, Consulting Room, General Reception Office/Consulting Room and Kitchen. At first floor level, there are two generously proportioned Consulting Rooms, together with a WC Facility and Boiler Room/Store. The accommodation is shown in the attached floorplan and, in total, extends to 69 sq.m (740 sq.ft).

Externally, the property is accessed via a shared gravel driveway which provides seven car parking spaces to the rear, together with a detached outbuilding/storeroom.

SERVICES

Mains drainage, water, gas and electricity are connected. A newly installed gas fired central heating system is installed serving radiators throughout.



EPC RATING – C

LEASE TERMS

The property is available to let for a term of years to be agreed at a rental of £10,800 per annum exclusive of Business Rates and all other outgoings. The property is to be let on a conventional Full Repairing & Insuring Terms. A deposit will also be payable. Further details are available on request.

BUSINESS RATES

Rateable Value - £4,300.

Small Business Multiplier (2023/2024) 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.

VAT

VAT is not payable on the annual rent.

LEGAL COSTS

The incoming Tenant will be responsible for a referencing fee of £120 inc VAT per Applicant and the Landlord's reasonable legal costs associated with the preparation of a Lease. Further details are available on request.

VIEWINGS

By prior appointment through Mundy's.

NOTE

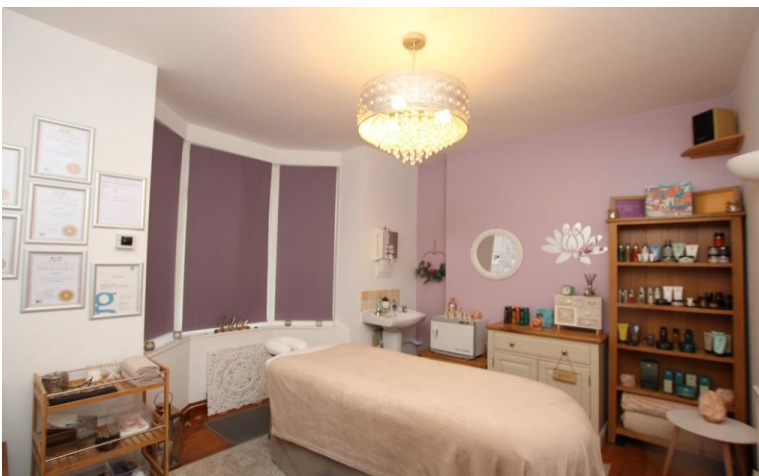
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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:

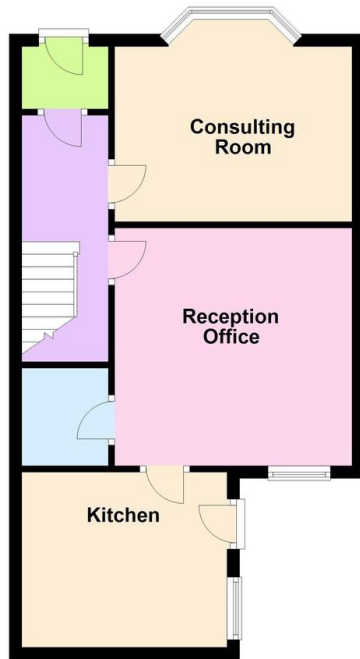
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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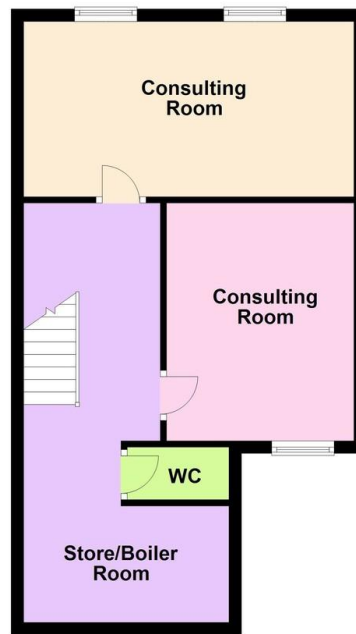




Ground Floor



First Floor



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LN2 1AS

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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 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.

