



## 41 Moor Lane

North Hykeham, Lincoln, LN6 9AE

### Office Building To Rent £10,800 pa

This property comprises a very-well presented, office building previously used as Treatment/Consulting Rooms and therefore considered suitable for a variety of business uses. The internal accommodation provides for two Offices at ground floor level together with a fully equipped Kitchen and at first floor level, there are a further two Offices 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.





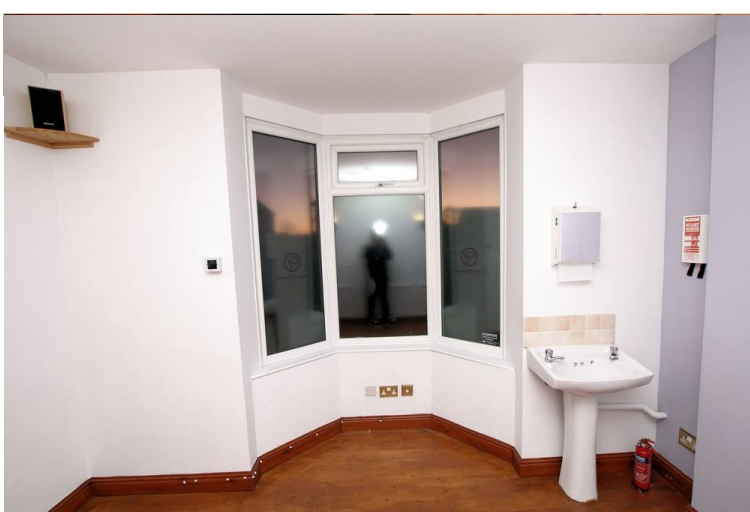


#### LOCATION

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 Pattison Academy and the Richmond Medical Centre.

#### DESCRIPTION

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## 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. 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 (2024/2025) 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 ingoing 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 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](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

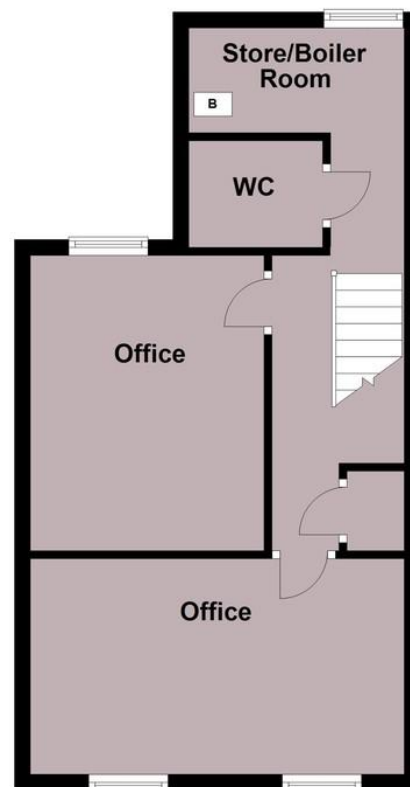
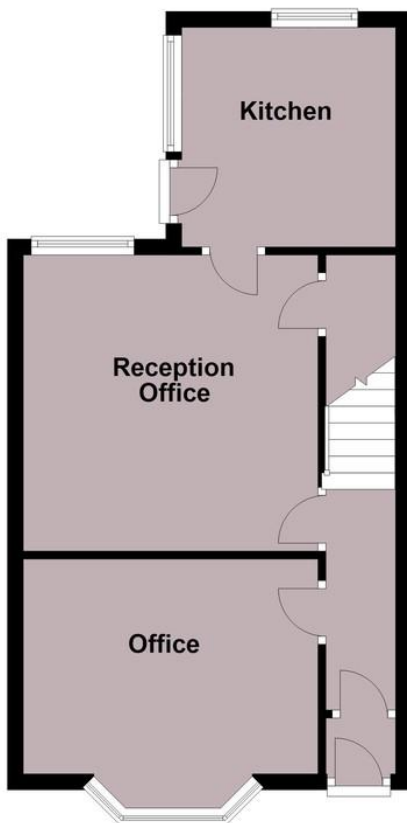
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## 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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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.

