



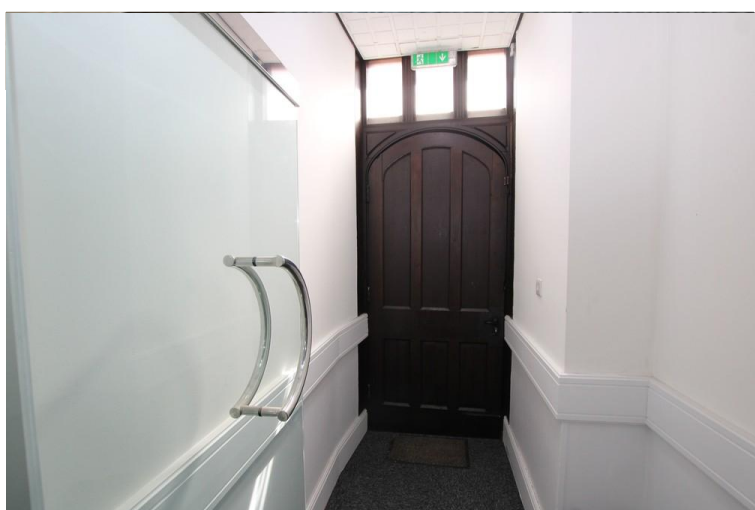
## Superb Open-Plan First Floor Office To Let The Gallery, Grantham Street, Lincoln, LN2 1LW

**Rent £12,000 Per Annum**

We are delighted to offer this rare opportunity to secure a self-contained city centre office suite (Current Planning Class 'F1') Education with a private entrance from Grantham Street and a stunning interior comprising; an open-plan office with vaulted ceiling, exposed beams and lots of natural daylight. The floor area extends to 67 sq.m (720 sq.ft) and occupies an excellent central city centre location, just off High Street, to the rear of the renowned Cardinals Hat Public House and opposite Pizza Express restaurant. The property is considered ideally suited to a business seeking a unique creative workspace within one of Lincoln's most historic Grade II Listed buildings.



## The Gallery, Grantham Street, Lincoln, LN2 1LW



### LOCATION

Grantham Street is located within the prime central district, being off the pedestrianised section of the High Street, located to the rear of the Cardinals Hat and adjacent to Pizza Express restaurant. The property is also located close to local, public car parks. The Cathedral City of the Lincoln is the major administrative and shopping centre within Lincolnshire, having a resident population in the region of 130,000, growing in popularity from tourists and students, given the thriving University campus.

### DESCRIPTION

We are delighted to offer this rare opportunity to secure a self-contained city centre office suite (Current Planning Class 'F1') Education with a private entrance from Grantham Street and a stunning interior comprising; an open-plan office with vaulted ceiling, exposed beams and lots of natural daylight. The floor area extends to 67 sq.m (720 sq.ft) and occupies an excellent central city centre location, just off High Street, to the rear of the renowned Cardinals Hat Public House and opposite Pizza Express restaurant. The property is considered ideally suited to a business seeking a unique creative workspace within one of Lincoln's most historic Grade II Listed buildings.





## ACCOMMODATION

The office accommodation has its own private ground floor entrance from Grantham Street, with two store rooms off. At first floor level, there is a large open-plan office - 9.7m wide x 5.6m deep, having four front-facing windows, two at roof level and a stunning vaulted ceiling with exposed beams creating a unique workspace.

There is the potential for a prospective Tenant to acquire additional office space within the building if required. Further details are available on request.

## SERVICES

Mains electricity, water and drainage are connected. Sub-meters are installed in order that the occupier pays for electricity and water consumed, which will be billed by the Landlord.

EPC Rating - Exempt as Grade II Listed.

## TENURE

The accommodation is available to let under the terms of a new Internal Repairing & Insuring Lease for a term of years to be agreed at a rental of £12,000 per annum. A deposit equivalent to three months' rent will also be payable.

The ingoing Tenant will incur a referencing fee of £120 inc VAT together with the Landlord's reasonable legal costs in association with the production of the Lease.

## BUSINESS RATES

Rateable Value - To be reassessed.

## VAT

VAT is not payable on the rent.

## PLANNING

Use Class 'F1' Education.

## 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 in 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 015 22 55 60 88 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

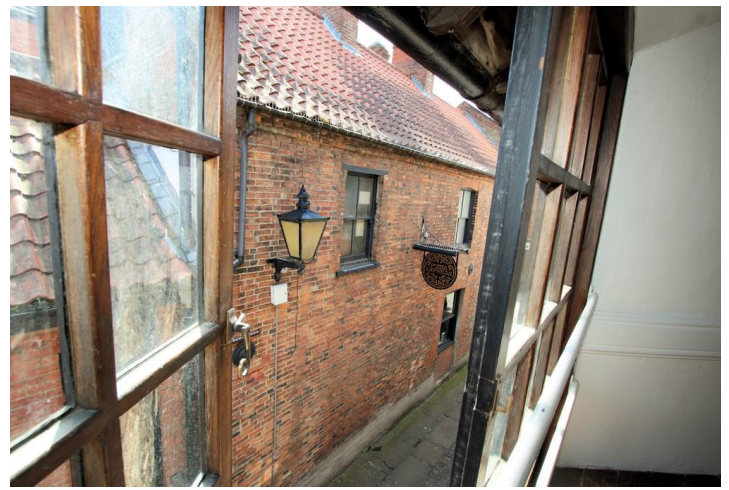
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## GENERAL

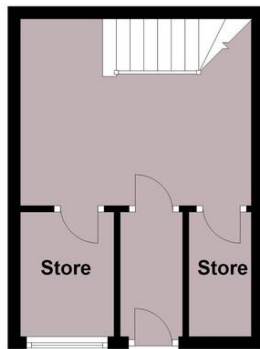
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

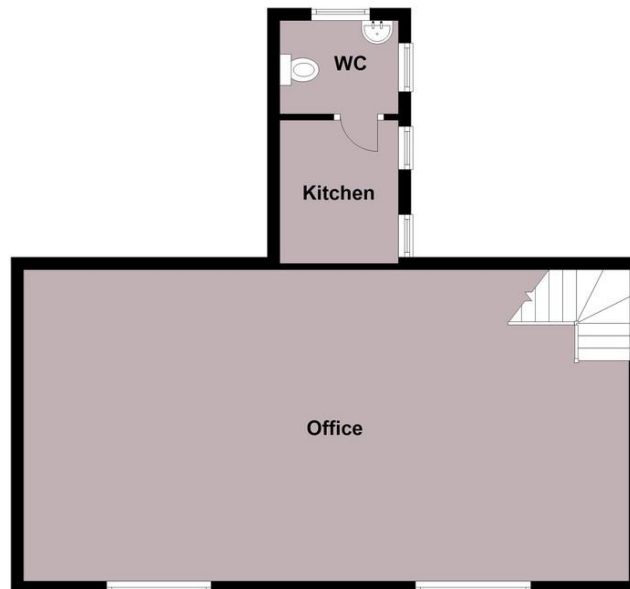
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Ground Floor



First Floor



For illustration purposes only.  
Plan produced using PlanUp.

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 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.

