



First Floor Office Suite

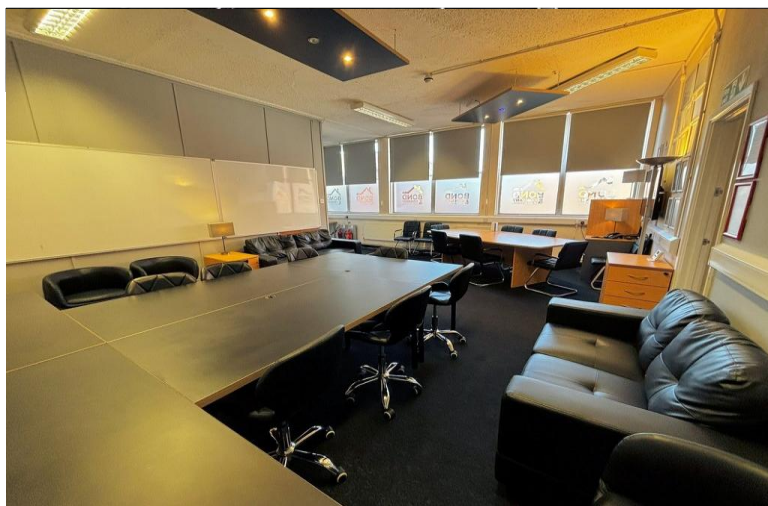
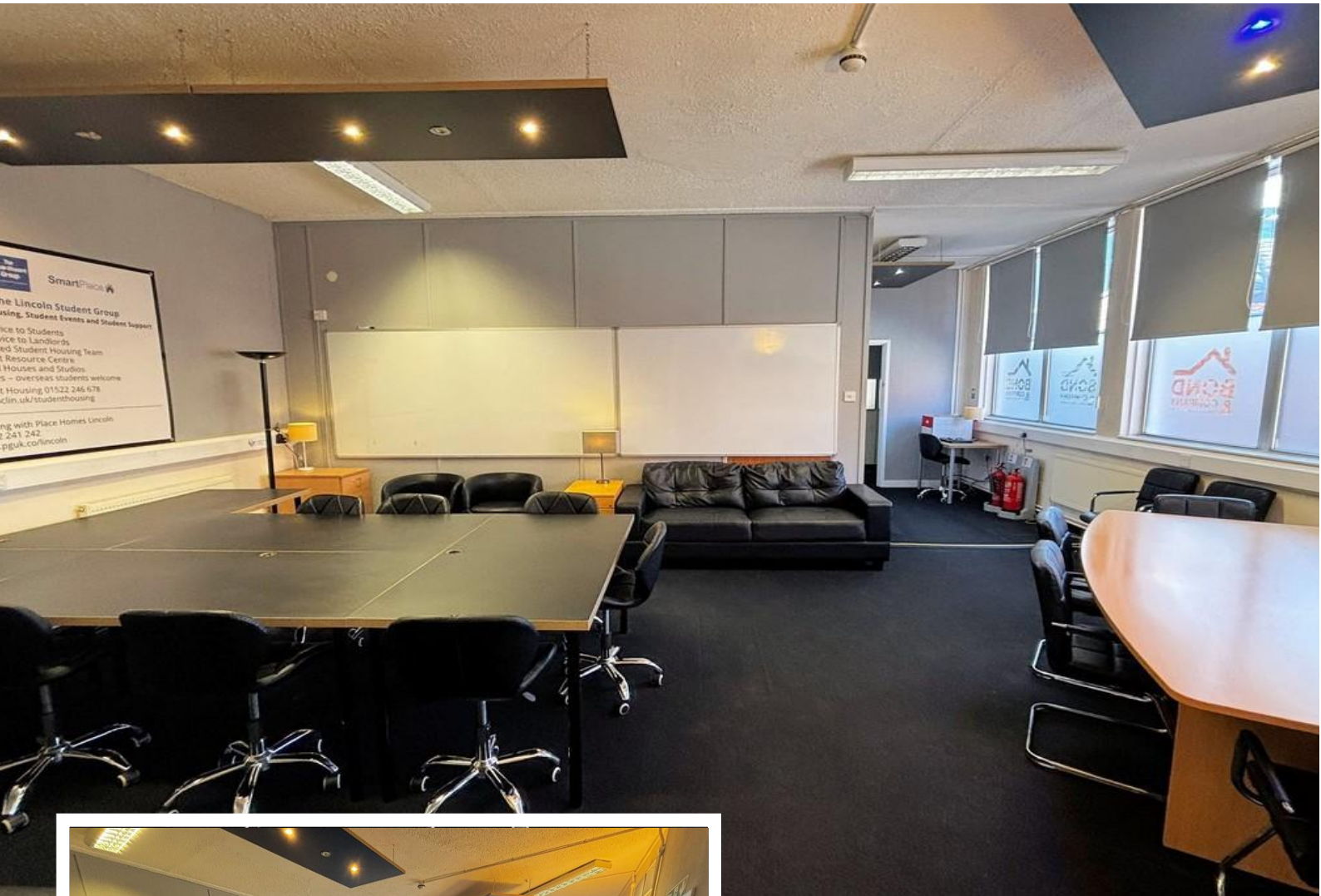
Akril House, 25 Clasketgate, Lincoln, LN2 1JJ

Rent £8,400 Per Annum

We are pleased to offer this particularly well-presented office suite, which extends to 95 sq.m (1,020 sq.ft) comprising a mixture of open-plan and individual offices together with ancillary kitchen and WC facilities, including a shower room. The accommodation has been refurbished to a good standard throughout and is considered suitable for a variety of business uses. The premises further benefit from including three car parking spaces, a rare commodity within the City Centre. The accommodation is currently furnished and all furnishings are available to prospective Tenants if required.



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LOCATION

The property is centrally located within the City Centre, fronting directly onto Clasketgate within the main business district and close to the Cultural Quarter with surrounding buildings comprising a mixture of uses including offices, leisure and residential apartments.

DESCRIPTION

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SERVICES

Mains drainage, gas, electricity and water are all connected.

A Service Charge is levied to cover communal maintenance costs associated with the car park, communal lobby areas and external building fabric, including Buildings Insurance. Further details are available on request.



EPC Rating - E

LEASE TERMS

The offices are available to let for a term of years to be agreed at an annual rental of £8,400 per annum, exclusive of utility charges, Business Rates and Service Charges.

BUSINESS RATES

Rateable Value - £6,400

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 rent.

LEGAL COSTS

The incoming Tenant will be responsible for a referencing fee of £150 inc VAT. The incoming Tenant will also be responsible for the Landlord's reasonable legal costs in preparing the Lease.

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 are for themselves and the vendors (Lessors) for whom they act as Agents given 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 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.

