

Mundys COMMERCIAL

St. Swithins Community Centre

Croft Street, Lincoln, LN2 5AZ

Guide Price £295,000

This is a rare opportunity to purchase a substantial Freehold City Centre property, currently operating as a Community Centre, with accommodation primarily at ground floor level, which includes a main hall, fully equipped kitchen and large meeting room (with kitchenette), together with an additional first floor meeting room extending, in total, to 401 sq.m (4,320 sq.ft). The property also benefits from external secure grounds comprising a secure car park to the front with 7 car parking spaces and an enclosed rear courtyard, which also has vehicular access providing further secure parking if required. The property is considered suitable for a variety of community and business uses and may also be of interest to Developers/Investors, given the alternative use potential.





St. Swithins Community Centre, Croft Street, Lincoln, LN2 5AZ







LOCATION

Croft Street is a continuation of St. Rumbolds Street, which can be accessed directly off Broadgate (A1434) on the south-eastern fringe of the City Centre, within walking distance of all City Centre amenities.

ACCOMMODATION

The building is focused around the main hall, with raised stage which extends, in total, to 157 sq.m (1,690 sq.ft), with ancillary seating areas, a fully equipped kitchen/preparation space, a large meeting room with kitchenette, male and female WCs, together with a separate disabled access WC.

At first floor level, there is a further office/meeting room extending to 26 sq.m (280 sq.ft), with an attractive Juliette balcony overlooking the front. The floor plan provides an indication as to the extent of ground and first floor accommodation available and a particular feature of this property is the outside space.

The car park to the front provides for 7 allocated vehicle parking spaces within a secure environment. In addition, the rear courtyard has vehicular access from Coningsby Street, where there are also a number of external stores..









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

EPC Rating - To be confirmed.

TENURE
The property is understood to be held on a Freehold basis, with Vacant Possession available on completion.

BUSINESS RATES
The property is currently understood to be exempt from the payment of business rates given its existing use. Prospective Purchasers should make their own enquiries regarding Business Rates liability.

VAT
The Vendor has confirmed that VAT is not payable on the purchase price.

PLANNING
The property is currently understood to fall within Use Class F2 (Meeting Hall/Community Facility). The property may be suitable for a variety of uses subject to the necessary planning consents being obtained and it is the responsibility of the ingoing Tenant to ensure that the property has the permitted use for their intended business and occupation.

CONDITION ISSUES
The property does display evidence of some structural movement having taken place. Prospective Purchasers should make their own enquiries regarding any structural repairs that may be necessary.

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.

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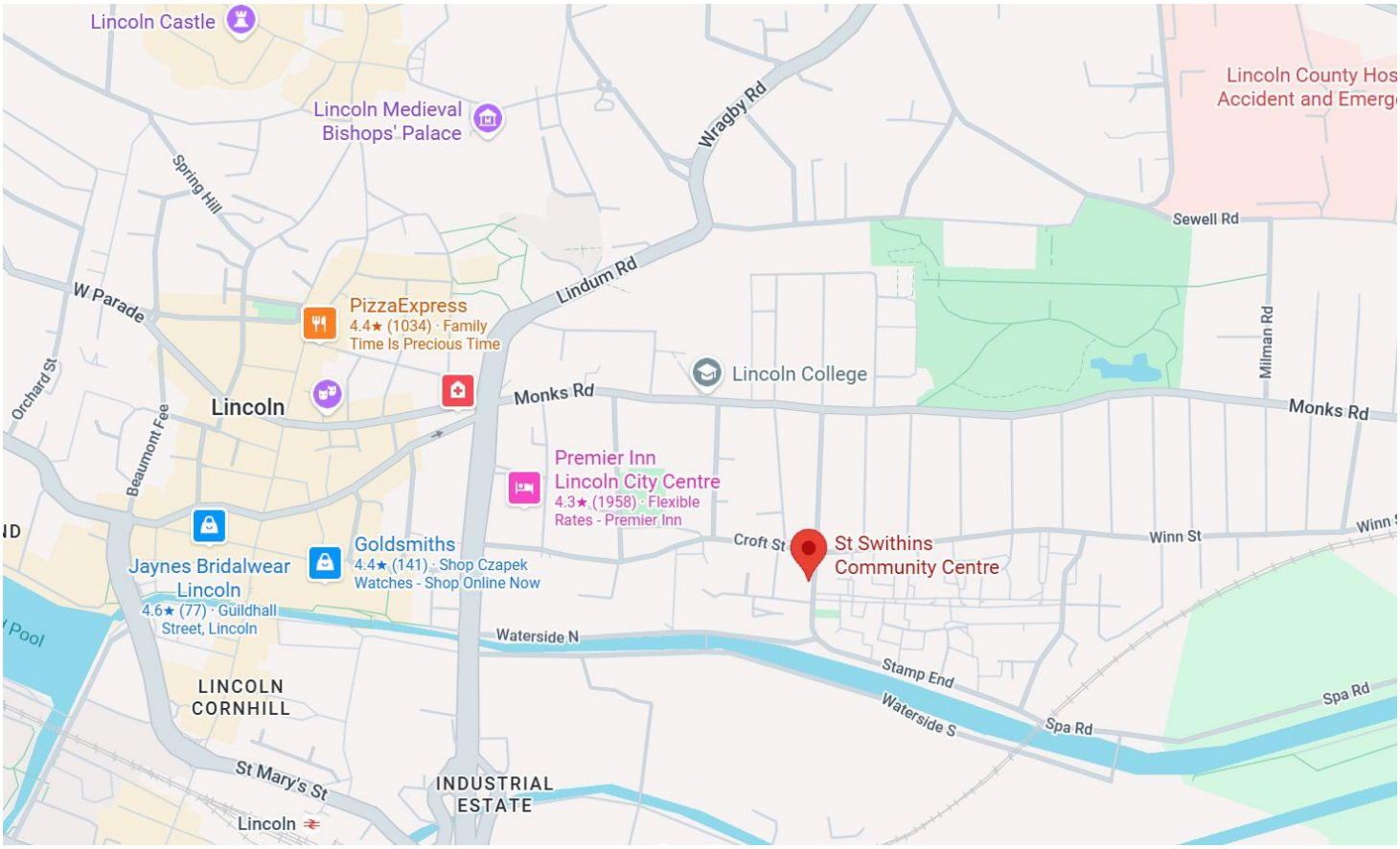
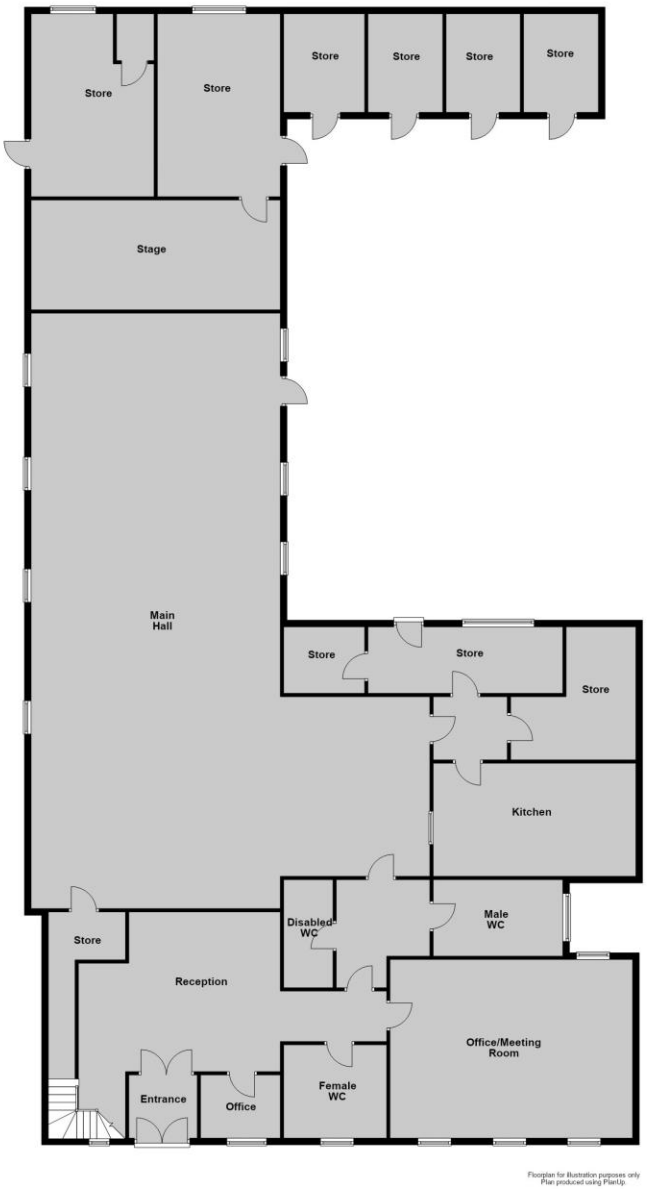
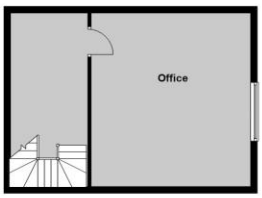

Lincoln Castle
Lincoln Medieval Bishops' Palace
Spring Hill
Wragby Rd
Lincoln County Hos
Accident and Emerg
Sewell Rd
W Parade
Lindum Rd
PizzaExpress
4.4★ (1034) · Family
Time Is Precious Time
Milman Rd
Lincoln College
Orchard St
Lincoln
Monks Rd
Monks Rd
Beaumont Fee
Premier Inn
Lincoln City Centre
4.3★ (1958) · Flexible
Rates - Premier Inn
Croft St
St Swithins
Community Centre
Winn St
Goldsmiths
4.4★ (141) · Shop Czapek
Watches - Shop Online Now
Jaynes Bridalwear
Lincoln
4.6★ (77) · Guildhall
Street, Lincoln
Waterside N
Stamp End
Waterside S
Spa Rd
Spa Rd
LINCOLN
CORNHILL
St Mary's St
INDUSTRIAL
ESTATE
Lincoln

Ground Floor



Floorplan for illustration purposes only
Plan produced using PlanUp.

First Floor



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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