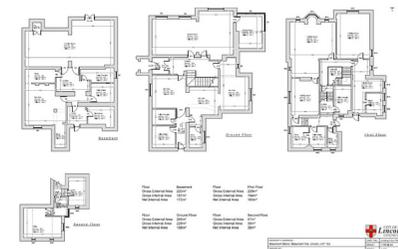
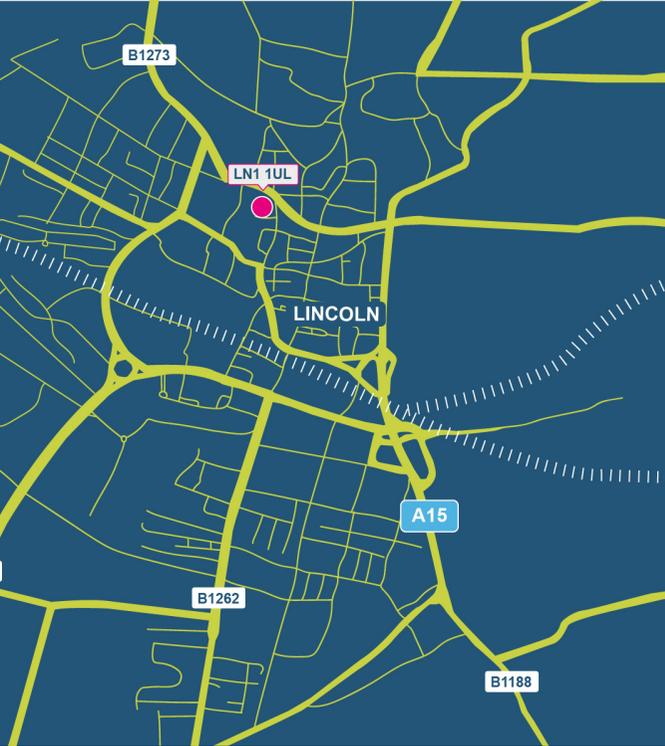




BANKS LONG & Co

BEAUMONT MANOR, BEAUMONT FEE, LINCOLN,
LN1 1UL

- City centre offices
- 460 sq m (4,954 sq ft)
- Prominent position
- Adjacent to City Hall
- Nearby public car parks
- TO LET



LOCATION

The property is located fronting Beaumont Fee off West Parade, a short distance from the City Centre surrounded by a mix of commercial and residential occupiers.

The property is adjacent to the City of Lincoln Council Offices.

PROPERTY

The property comprises a period detached building previously used as a Social Club at ground floor and basement, with offices at first floor and loft storage space.

It provides cellular accommodation of varying sizes, including a conservatory, providing a mix of carpeted rooms with surface mounted fluorescent lighting together with pendant lighting, gas fired radiators and electric panel radiators. Male and female WCs are at ground, first floor and basement with kitchen at basement and first floor.

The property has a gas fired boiler situated within the basement.

EPC Rating : E124

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Property Measurement Guidance, we calculate that the property has the following areas:

Basement	145.4 sq m	(1,564 sq ft)
Ground Floor	150.3 sq m	(1,617 sq ft)
First Floor	135.0 sq m	(1,453 sq ft)
Second Floor	29.8 sq m	(320 sq ft)

Total NIA: 460.5 sq m (4,954 sq ft)

SERVICES

We understand that mains gas, water, electricity and drainage are available and connected to the property. Interested parties are advised to make their own investigations to the utility service providers.

TOWN AND COUNTRY PLANNING

We are advised by the Local Planning Authority that the property has consent for D2 (Assembly & Leisure) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

We believe that the property has potential for a range of alternative uses subject to receipt of necessary planning consent. Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority: City of Lincoln Council
Description: Club & Premises
Rateable value: £6,248
Description: 1st & 2nd Floor Offices
Rateable value: £11,750
UBR: 0.493
Period: 2018-2019

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The property is available To Let as a whole on a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

£24,000 per annum exclusive

VAT

VAT may be charged in addition to the rent at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

Contact: James Hall
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E : james.hall@bankslong.com
Ref. 9474/2018