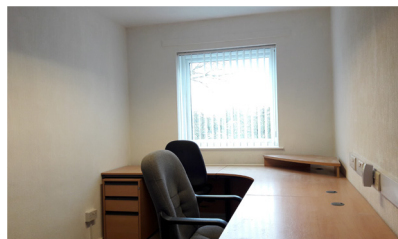
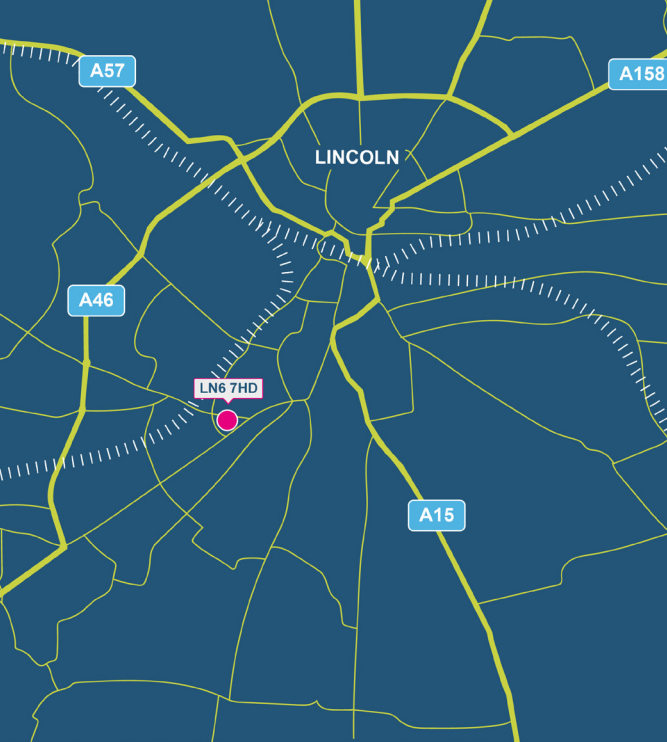




BANKS LONG & Co

UNIT 2, 101 DODDINGTON ROAD,
LINCOLN LN6 7HD

- Refurbished first floor offices
- 52.7 sq m (567 sq ft)
- Prominent position
- 4 car parking spaces
- Good access to the A46
- **TO LET**



LOCATION

The property is in a prominent position fronting Doddington Road at the junction with Tritton Road and has good access to the A46 and Lincoln city centre.

PROPERTY

The property comprises part first floor refurbished accommodation providing 3 partitioned offices, kitchen and WC.

The offices have carpeted floors, painted walls, gas fired radiators, surface mounted fluorescent lighting and overhead spotlights and UPVC double glazing.

The offices benefit from 4 demised car parking spaces within the shared car park.

EPC Rating: Certificate awaited

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that it provides the following net internal floor area:

NIA: 52.7 sq m (567 sq ft)

SERVICES

We understand that all mains services are available to the property. Interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Class B1 (Business) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to contact the Local Planning Authority concerning their proposed use.

RATES

Charging Authority: City of Lincoln Council
Description: Offices and Premises
Rateable value: £6,800
UBR: 0.504
Period: 2019-2020

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 premises are available **To Let** by way of a new effective Full Repairing and Insuring lease for a term to be agreed.

RENT

£9,000 per annum exclusive

SERVICE CHARGE

A service charge may be levied to cover maintenance and repair of common parts. Buildings insurance will be charged in addition, further information is available on request.

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 or Harry Hodgkinson
T : 01522 544515
E : james.hall@bankslong.com or harry.hodgkinson@bankslong.com
Ref. 9678/2019D