



14a First Floor Office, Bailgate
Lincoln, LN1 3AE

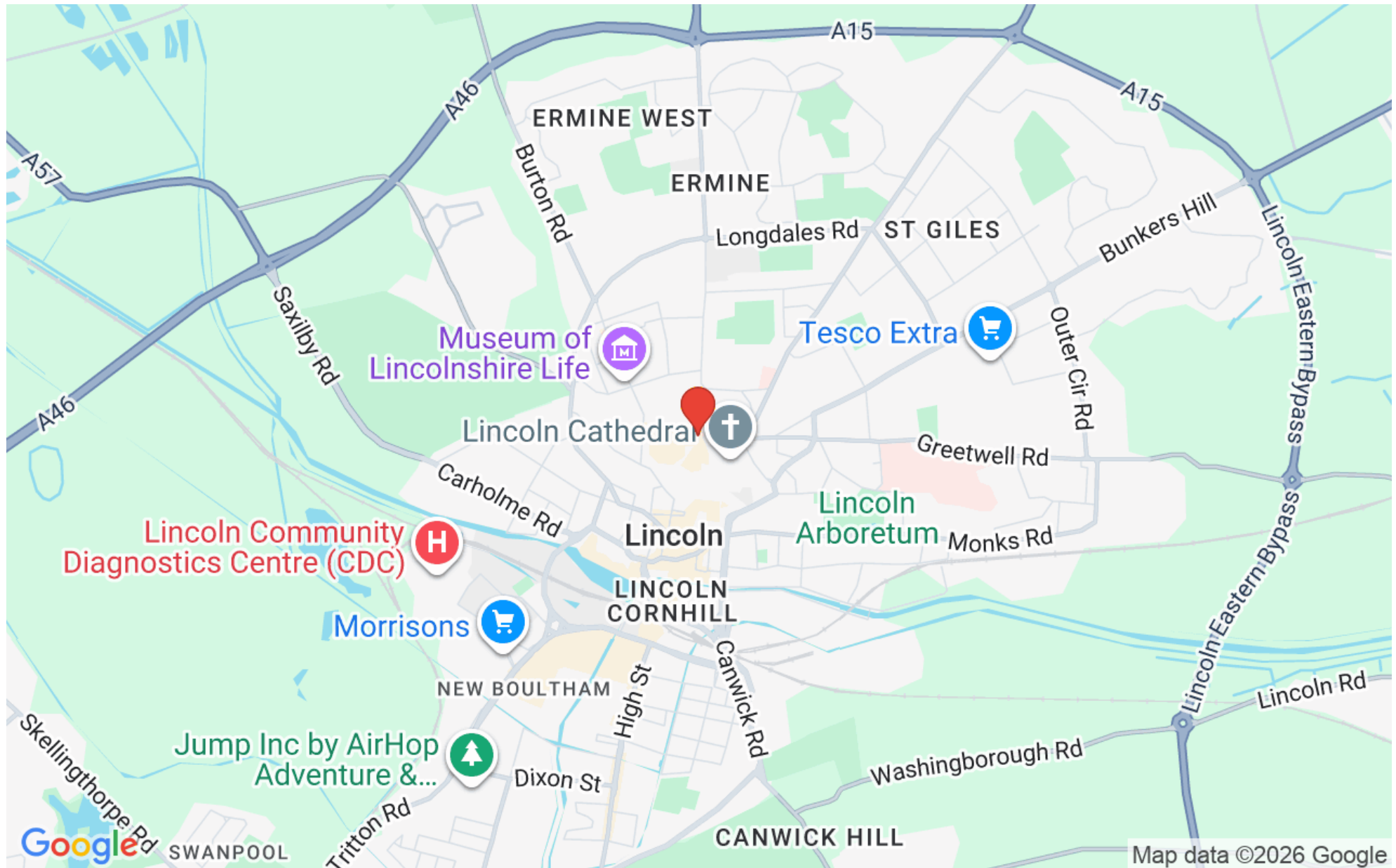
£5,400 pa

Details

- Second Floor Office
- Open Plan Room
- 36sq m (388sqft)
- Heart of Cathedral Quarter
- Grade II Listed building
- Kitchenette and WC
- Close to Public Car Park
- EPC Rating E:121
- Rent £5,400 pax



Location



Overview

An excellent opportunity to take a lease on this second floor office situated in the heart of the Uphill Cathedral Quarter with lovely views of the Cathedral, comprising open plan office together with Kitchenette and WC, with an area of 36.3sq m (391sqft).

Location

The property is located on Bailgate in the Uphill Cathedral and historic quarter of the city close to a variety of well-known shops and restaurant operators. It benefits from tourist and general pedestrian traffic flows.



Unknown

The accommodation more particularly comprises second floor offices in the centre of the Uphill Bailgate area of Lincoln with lovely views of the Cathedral.

Unknown

Ground floor entrance to the side of Ginos Restaurant, having stairs to first floor landing into:

Unknown

36.3 sq m

With double windows to include kitchenette and separate WC with wash hand basin.

SERVICES

Mains electricity, water and drainage are connected to the property; however all prospective purchasers are advised to check upon the adequacy of these supplies for their own purposes.

BUSINESS RATES

The business rates have to be confirmed however the space will be subject to full business relief for small businesses.



Unknown

The Energy Performance Certificate for this property has a rating of E:121.

VIEWING

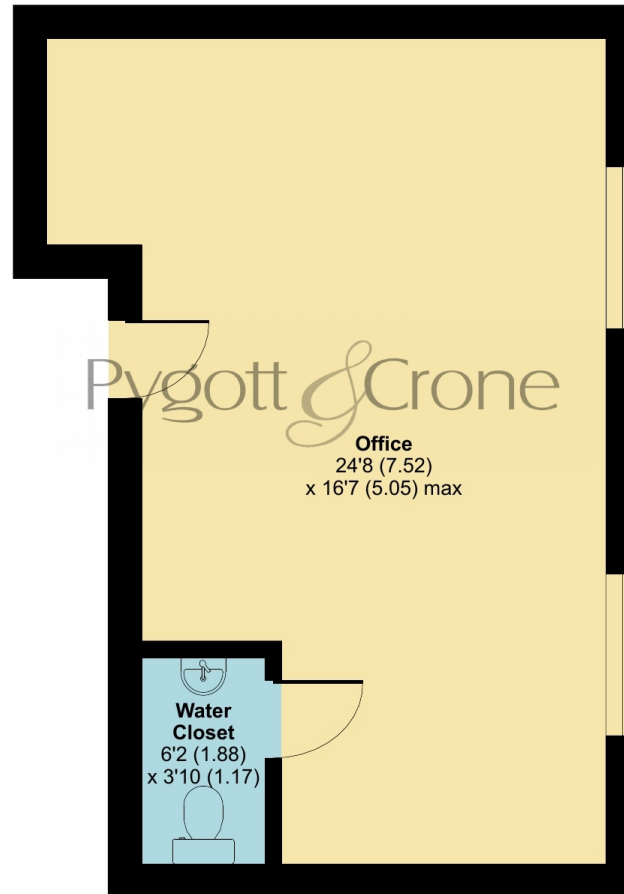
Viewing is strictly by appointment with the sole agents:



Bailgate, Lincoln, LN1

Approximate Area = 359 sq ft / 33.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Pygott & Crone. REF: 900978



14a First Floor Office, Bailgate, Lincoln
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939