



Pygott
& Crone

Car Park & Buildings , St. Pauls Lane
Lincoln, Lincolnshire, LN1 3AL

£600,000

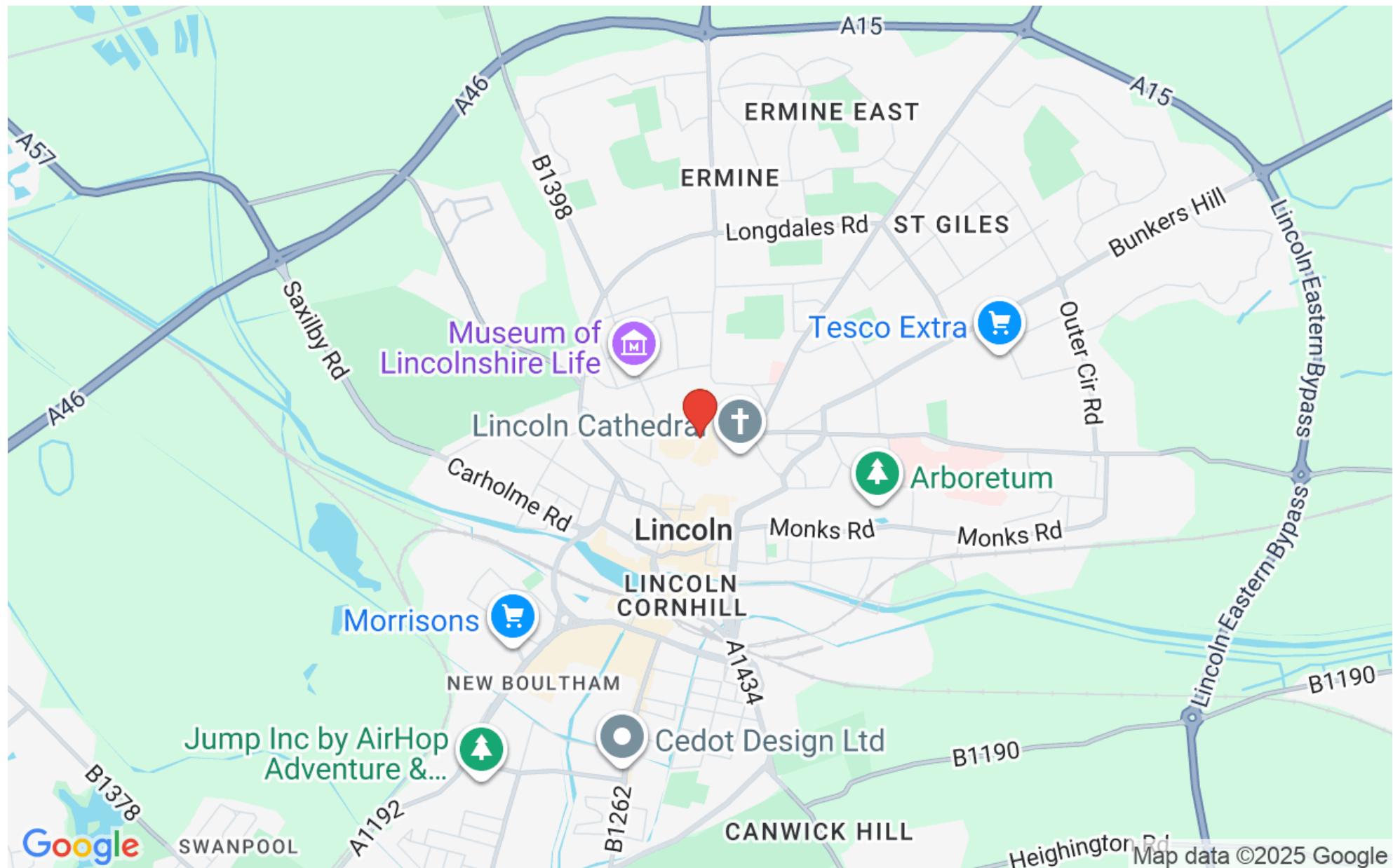
Details

- Rare opportunity
- 11 car parking spaces
- Commercial building leased
- 188 sqm (2023sqft) building
- Close to Bailgate
- At the foot of the castle wall
- Potential for other uses
- Purchase subject to rental income





Location



Overview

An extremely rare opportunity to purchase this block of 11 car parking spaces with a leased commercial building in the uphill Cathedral Quarter of the City at the foot of the castle wall and within a few hundred yards from the Bailgate.



Location

A very rare opportunity to purchase this prominent block of car parking and commercial building situated in a prominent position on from St Pauls Lane and at the foot of the Castle Wall. The Property is within the Bailgate commercial centre and Cathedral Quarter. The property is situated in a mixed residential and commercial area of the city which is a highly popular location. This area is an extremely popular destination for tourists and this historic Uphill area of Lincoln enjoys close to 2 million tourist visitors annually. The property is close to a range of commercial businesses and is also midway between the Lincoln Hotel and the Famous White Hart Hotel.

ACCOMMODATION

Main Building

Basement 52.7 sqm (567.26 sqft)

Ground Floor 84 sqm (904.17 sqft)

First Floor 51.3 sqm (552.19 sqft)

Car parking for 11 vehicles



PLANNING

The property has planning for a car park and the building planning for a storage building but has potential for a change of use. The site is on an ancient monument and adjoins an ancient monument.

SERVICES

Mains electricity, water and drainage are connected

TENURE

The property is freehold however there is a car park arrangement with the council. There is a licence contract that will need agreeing with the council to access the site. However the site is not land locked and access could be from the main building. At present there is a lease with White Hart Hotel (TSP operations) Ltd on an annual basis at £5000 pax and in addition the annual licence fee payable to City of Lincoln Council is £4000 pax. The store is leased on a lease for 12 months at £14000 pax.

RATEABLE VALUE

The property has a rateable value of £7200 on the car park. The building has a rateable value of £3600

CEPC

Not applicable



LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The price is exclusive of VAT if applicable

LOCAL AUTHORITY

Lincoln City Council

City Hall

Beaumont Fee

Lincoln

LN1 1DD

Tel 01522 881188

VIEWINGS

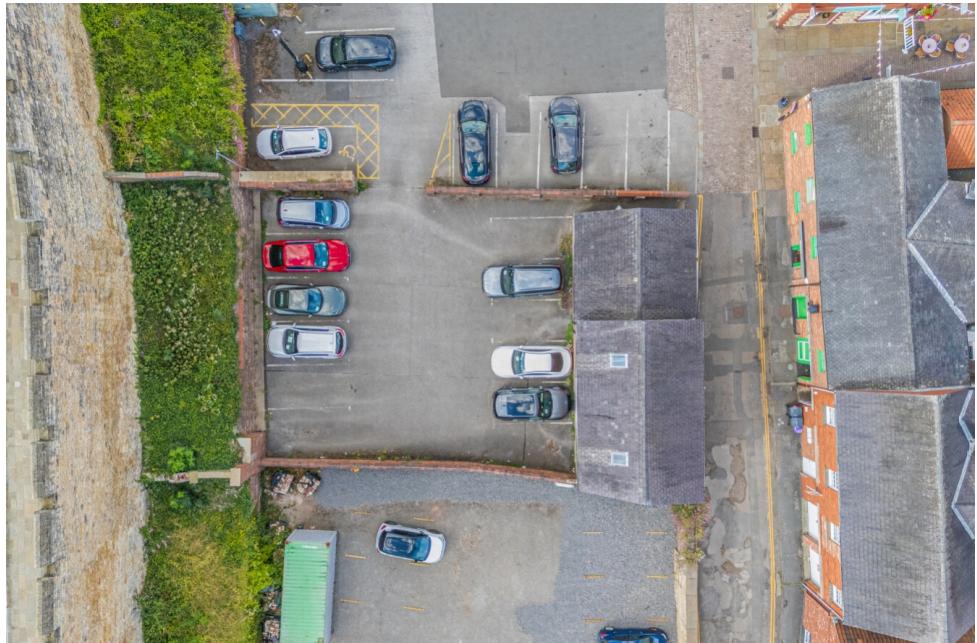
Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

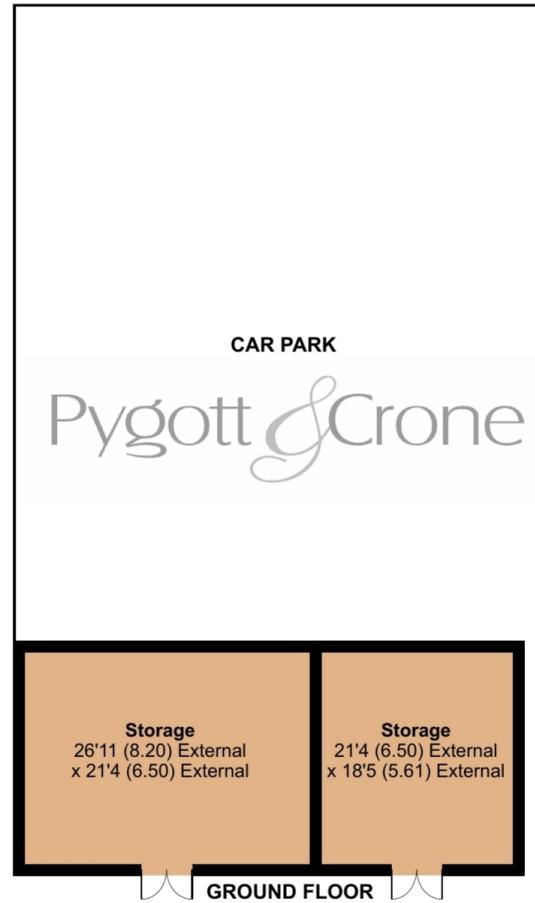
Tel 01522 536777



St. Pauls Lane, Lincoln, LN1

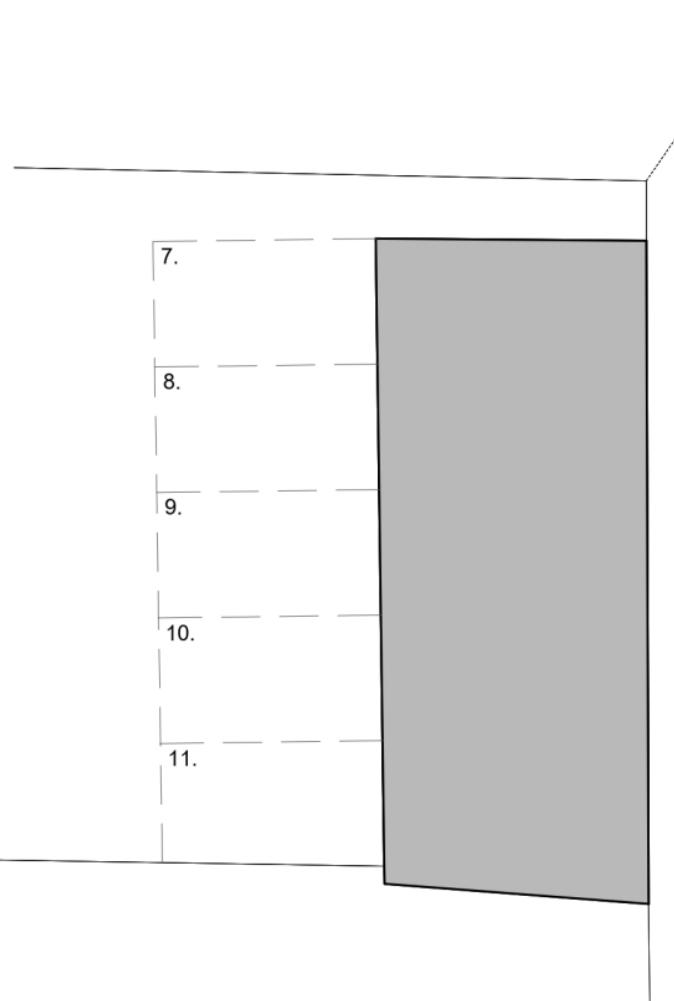
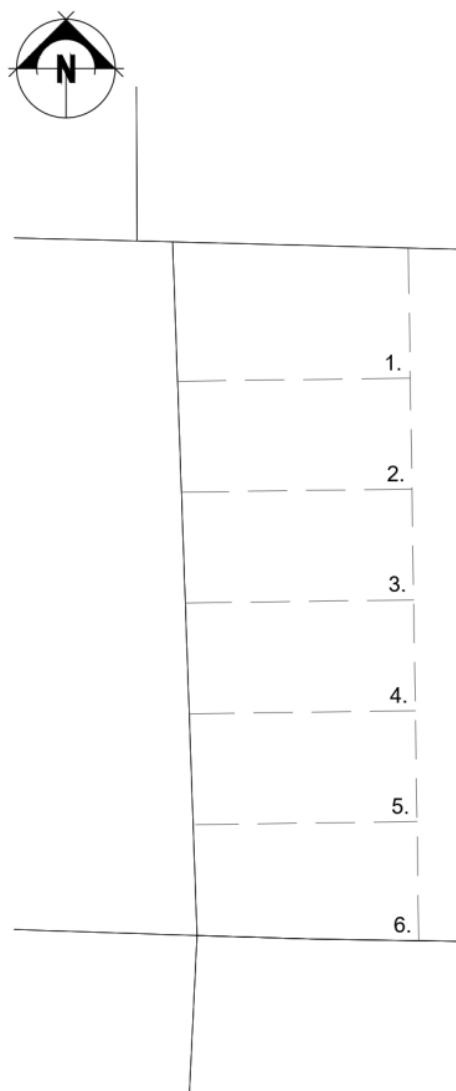
Ground Floor Net Internal Area = 850 sq ft / 79 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS3 Commercial). © nichecom 2024.
Produced for Pygott & Crone. REF: 1333851





ALL DIMENSIONS AND SETTING OUT ARE TO BE VERIFIED ON SITE AND ALL DISCREPANCIES REFERRED TO THE ARCHITECT BEFORE WORK COMMENCES. COPYRIGHT RESERVED



REV. DATE DESCRIPTION

client
**JOHN ROBERTS ASSOCIATES
DESIGN & PLANNING CONSULT LTD**

project
**CAR PARK
ST PAULS LANE
LINCOLN**

drawing
LAYOUT

scale
1:100 @ A3 date
OCT 19

drawn
KSC checked

drawing no.
PP-03 revision

john roberts architects

GRAPHIC SCALE: 1:100
0m 1m 2m 3m 4m 5m

1 James Street, Lincoln, LN2 1QD
T: 01522 533441, F: 01522 512888
E: contact@jarchitects.co.uk
www.jarchitects.co.uk





Car Park & Buildings , St. Pauls Lane, Lincoln
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939