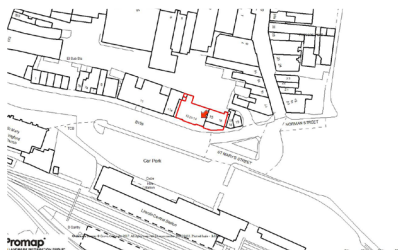
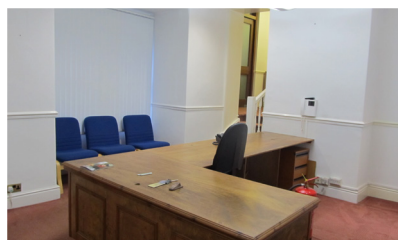
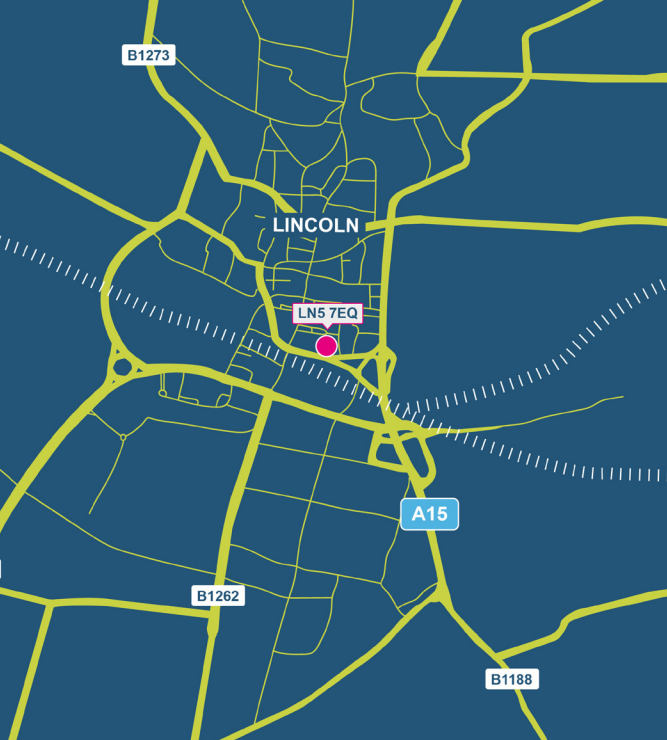




BANKS LONG&Co

12-16 ST MARY'S STREET, LINCOLN, LN5 7EQ

- City centre offices
- 91 sq m (980 sq ft) to 437 sq m (4,719 sq ft)
- Prominent central location in regeneration zone
- Available as a whole or in part
- Car parking available to the rear
- **TO LET**



The Money Laundering Regulations 2007 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The property occupies a prominent position fronting St Mary's Street in Lincoln city centre directly opposite Lincoln Central Train Station and in an area that is undergoing significant regeneration as part of the Cornhill Quarter redevelopment and creation of the new City of Lincoln Council led Transport Hub.

PROPERTY

The property comprises two adjacent period buildings. 12 to 14 St Mary's Street provides a mixture of private and open plan offices over ground and first floors with ancillary staff and WC facilities on each floor. There is further basic storage at basement level. The floors are currently separately accessed, however, are capable of being combined with internal access.

15 to 16 St Mary's Street comprises largely cellular offices over ground, first and second floors with ancillary staff and WC facilities and file storage at basement level.

EPC Ratings: GF 12-14 St Mary's Street - D77

FF 12-14 St Mary's Street - D94

15-16 St Mary's Street - D85

ACCOMMODATION

Having measured the property on a Net Internal basis with the prevailing RICS property measurement guidance, we calculate that it has the following floor areas:-

12-14 St Mary's Street 250 sq m (2,692 sq ft)

15-16 St Mary's Street 187 sq m (2,027 sq ft)

Please refer to the property schedule for a full breakdown of the floor areas within each building.

SERVICES

We understand that mains supplies of gas, water, electricity and drainage are available and connected to the property.

TOWN AND COUNTRY PLANNING

We are advised by the Local Planning Authority that the property has consent for offices falling within Class B1 of the Town & Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority: City of Lincoln Council

Description: Office and Premises

Rateable value: £4,700 - £14,250

UBR: 0.479

Period: 2017-2018

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable.

Please refer to the property schedule for the breakdown of rateable value per building.

TENURE

The property is available to let either as a whole or as constituent parts by way of new Full Repairing and Insuring lease terms for a period of years to be agreed.

12 to 14 and 15 to 16 St Mary's Street can be let as separate buildings. The ground and first floors of 12 to 14 St Mary's Street can also be let as separate self-contained floors.

RENT

£8,500 - £13,500 per annum exclusive.

Please refer to the property schedule for the breakdown of rent per building.

VAT

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

LEGAL COSTS

In-going tenants are to be responsible for both parties legal costs incurred in documenting the transaction.

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

Contact: Francesca Soady

T : 01522 544515

E : francesca.soady@bankslong.com

Ref. 339-C/2017