



Beaumont Lodge, Beaumont Fee  
Lincoln, LN1 1UL

#3313/20221



**BANKS  
LONG & Co**





# Beaumont Lodge, Beaumont Fee

Lincoln LN1 1UL



Agreement

To Let



Detail

Offices



Rent

£22,500 pax



Size

265.96 sq m (2,863.4 sq ft)



Location

Lincoln, LN1 1UL



Property ID

#3313/20221

**For Viewing & All Other Enquiries Please Contact:**



**CAMERON MCRAE**

BSc (Hons)  
Surveyor

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## Property

The property comprises a detached period building arranged over ground and first floor. The property is well laid out and provides a range of open plan and cellular office space. There is also onsite parking to the rear.

The ground floor provides accessible WC facilities, as well as a kitchenette, staff room area and a platform lift. The first floor also benefits from a kitchenette and staff room area.

The property has period features with carpeted floors, painted walls, surface mounted lighting and has gas fired radiators throughout.

**EPC: D94**

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Office Space	138.49	1,491
Ground Floor Kitchen	3.87	42
Rear First Floor Office Space	29.93	322.16
Front First Floor Office Space	88.4	951.5
Front First Floor Kitchen	5.27	56.73
<b>Total NIA</b>	<b>265.96</b>	<b>2,863.4</b>

## Services

We understand that mains supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

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

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

The property is not Listed, however it is situated within a Conservation Area.

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Offices and Premises  
**Rateable value:** £27,000  
**UBR:** 0.512  
**Period:** 2022-2023

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** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

**£22,500 per annum exclusive**

## Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT will not be charged in addition to the rent.

## Legal Costs

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



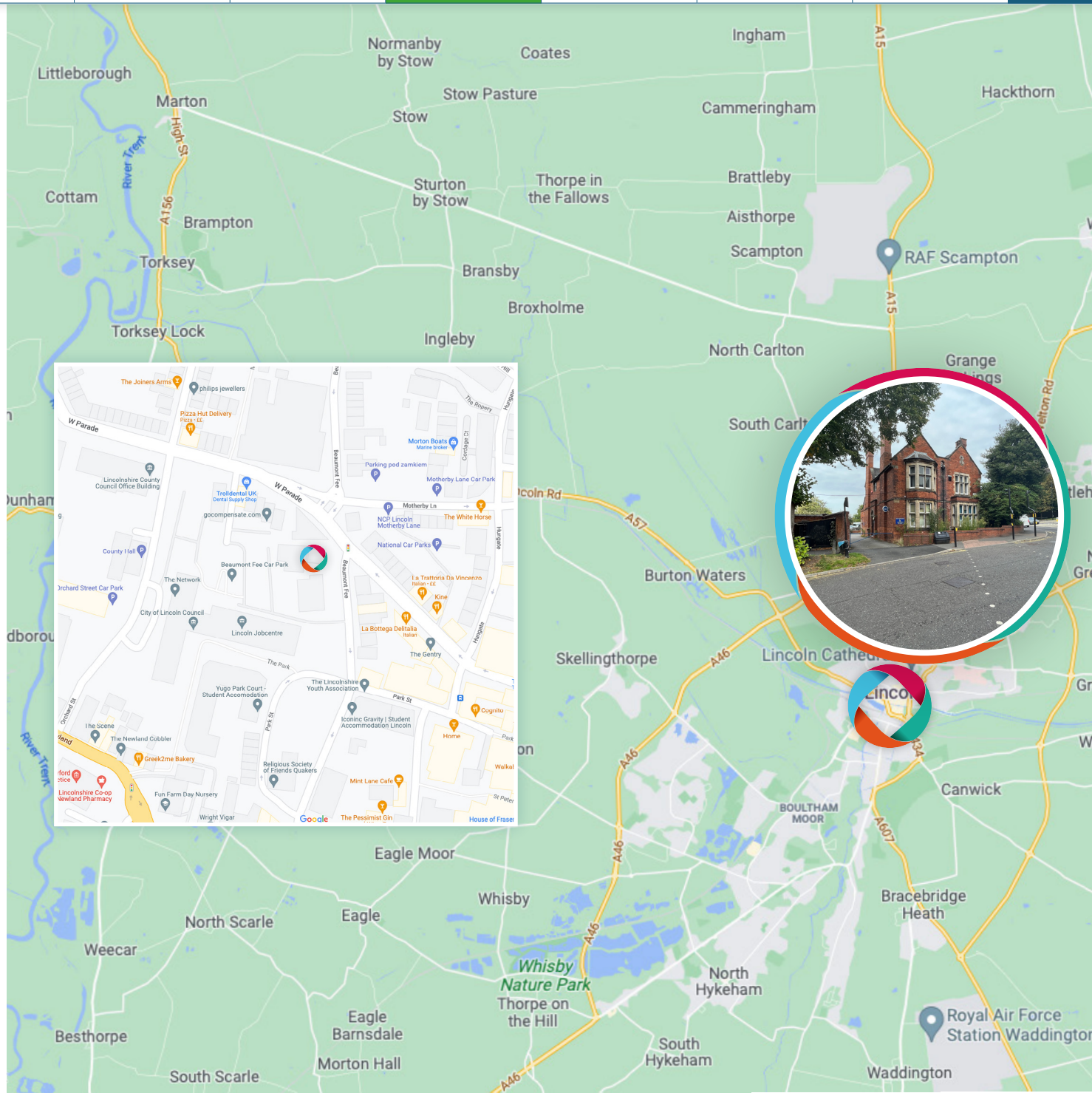
## Location

The property is situated on Beaumont Fee within the heart of Lincoln City Centre.

Situated less than half a mile from both the Lincoln Central Bus Station and Lincoln Train Station, the office is a short walk from the High Street and City Centre amenities.

The Location is a mixed professional area, most noticeably the City of Lincoln Council offices are situated to the rear of the property, while more local businesses such as Dale & Co Solicitors and Lincoln Smile Centre are within close proximity.

Lincoln is the administrative and major shopping centre for the County of Lincolnshire. It is a famous Cathedral City, with the Cathedral recognised as one of the finest examples of gothic architecture in Europe. The City has an estimated catchment population of circa 550,000 generating a catchment spend of circa £985 million. It is also a growing University City with around 15,000 students attending various campuses within the City.











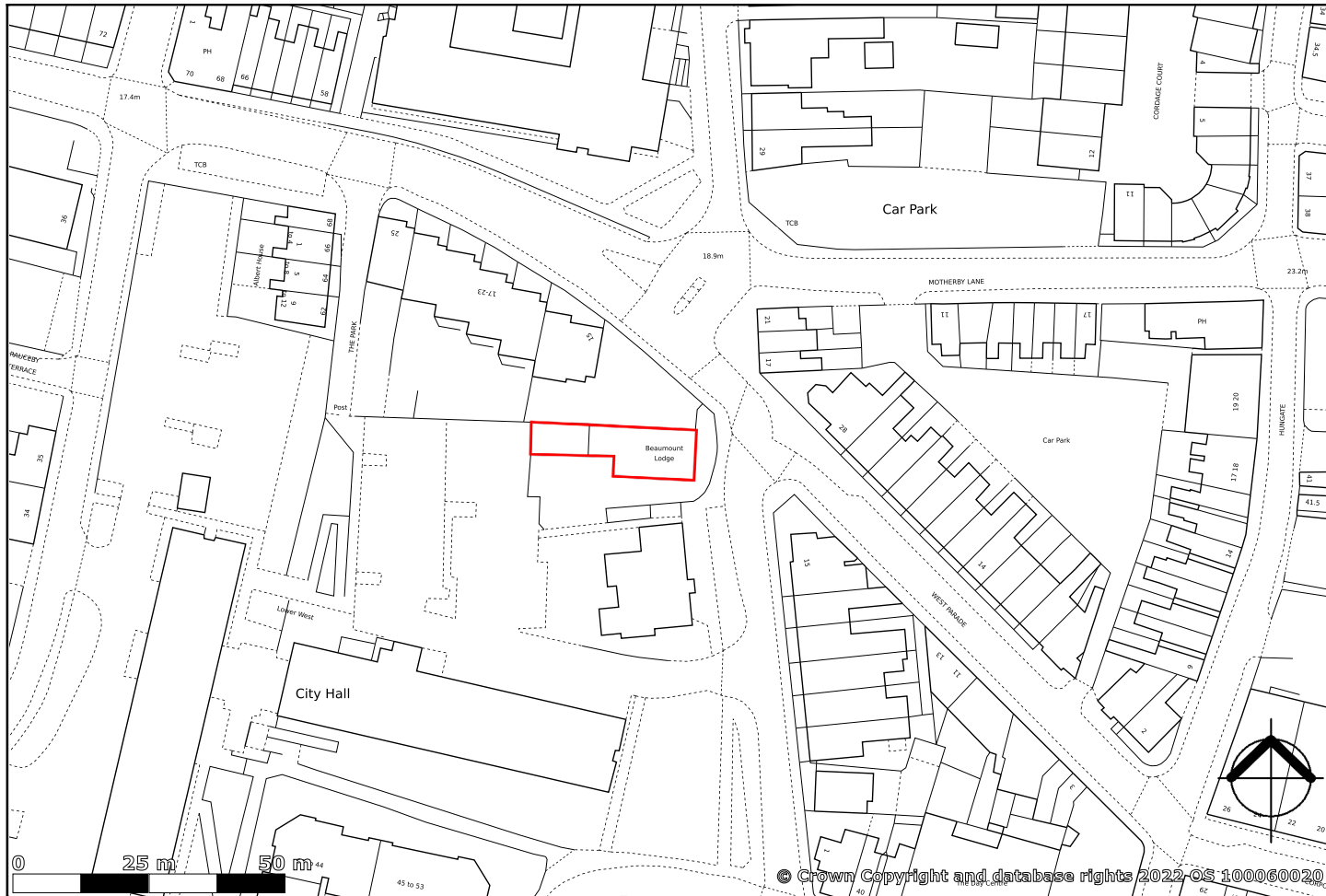








### Beaumont Lodge, Beaumont Fee, Lincoln, LN1 1UL



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Plotted Scale - 1:1,250





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