



**Medical Centre Suite, First Floor, Newland Health Centre, Lincoln  
LN1 1XP**

#1234641/2025K

**Eddisons**

# MEDICAL CENTRE SUITE, FIRST FLOOR

NEWLAND HEALTH CENTRE, LINCOLN, LN11XP



Agreement

To Let



Detail

First Floor Suite within well known City Centre Medical Centre



Rent

£40,000 pax



Size

218 sq m (2,356 sq ft)



Location

Lincoln, LN11XP



Property ID

#1234641/2025K

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



**JASPER NILSSON**

MSc  
Surveyor

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## Property

The property comprises a well-appointed first floor suite within Newland Medical Centre, which occupies a prominent position on Newland, close to the Brayford Pool, University and a short walk to the east of the City Centre.

Additional occupiers within the building include a variety of other medical uses, including doctors' surgeries and a Lincolnshire Co-operative Pharmacy within the ground floor.

The suite has been fitted out to a decent standard and would be suitable for alternative medical uses, with a sluice and various treatment rooms, which contain sinks, cabinets and have vinyl flooring in situ. However, these can be removed and the accommodation reconfigured to suit occupier requirements.

In addition, the suite benefits from a reception area, additional office space for staff, disabled and mixed WCs, lift access, a staff kitchen and allocated parking for 5 vehicles in the car park around the building.

## 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>
Total NIA	218	2,356

## Energy Performance Certificate

Rating: C66

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the premises has a long-established consent for surgery related uses (formerly Class D1), but now falling within Class E (Commercial, Business and Service Uses) of the Town and Country Use Classes Order following the changes introduced in 2020.

Interested parties are advised to make their own investigations to the Local Planning Authority.

The property is not Listed but does fall within a Conservation Area.

## Rates

**Charging Authority:** Lincoln City Council  
**Description:** Surgery and Premises  
**Rateable Value:** £6,600

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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 by way of a new Full Repairing and Insuring lease (by way of a service charge) for a term of years to be agreed.

## Rent

**£40,000 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 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.

## Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

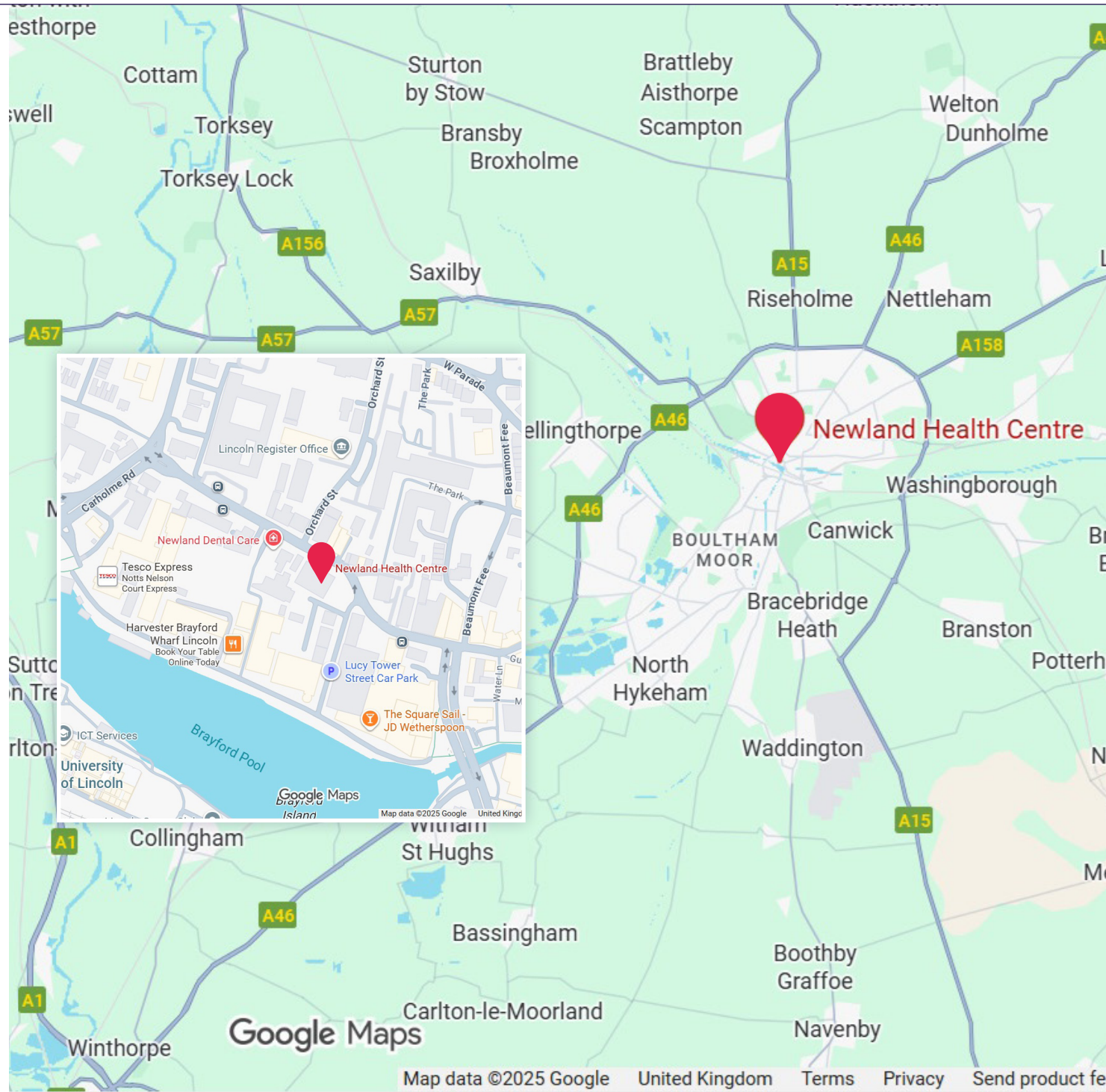
The property is located within Newland Health Centre, which enjoys a prominent location on Newland, close to the University of Lincoln and associated student accommodation.

Along with the University, nearby occupiers include the City of Lincoln and Lincolnshire County Council offices, Europcar and various local retailers and food and beverage businesses.

The Brayford Pool can be found a short distance to the south, with the City Centre to the east.

Lincoln is the administrative and main shopping centre for the County of Lincolnshire, coming 4th in the East Midlands Experian Rankings, behind Nottingham, Leicester and Derby. It is a famous Cathedral City, with Lincoln Cathedral recognised as one of the finest examples of Gothic architecture in Europe and attracts over 3 million tourists each year.

The city has an estimated catchment population of circa 550,000 and an established total catchment spend of £984.40 million. It is also a growing University City, with close to 15,000 students and academic staff based at the main campus, contributing an estimated £250 million to the local economy.





Google Maps



FIRST FLOOR PLAN

