



26 West Parade

Lincoln, LN1 1JT

Rents From £320 PCM Consulting/Treatment Rooms To Let

We are pleased to offer various treatment rooms to let within this attractive City Centre Office Building, with ground and first floor accommodation available. The property is suited to a variety of treatment/consulting rooms (Medical Use Only), having the added benefit of a reception/waiting room and customer WC facility. Rents are inclusive of heating and lighting.





LOCATION

The property is prominently located within Lincoln City Centre and is therefore easily accessible for clients and there is the further benefit of free half hour parking spaces immediately in front of the building. In addition, there are a number of pay and display car parks close-by. Lincoln is the administrative and main shopping centre for the County of Lincolnshire, with a population of circa. 130,000 residents together with the total catchment population of circa, 550 residents. The City Centre has seen significant investment in recent years and in addition to the excellent visitor numbers/tourism, there is a thriving and growing University Campus close-by.

ACCOMMODATION

At ground floor level, the Hallway Leads to a client Waiting Room and WC and includes two Consulting Rooms. Room 1 (to the rear) extends to 15 sq.m (161 sq.ft)

At first floor level, there are four further treatment rooms ranging in size from 6 sq.m (65 sq.ft) to 19.2 sq.m (207 sq.ft). Ideally, the two front offices (numbers 5 & 6) comprising a small and large office would be ideal to combine for Tenants looking for a consulting room and private office.

Monthly Costs

Room 1 (ground floor) is available to for a monthly fee of £360 pcm – **LET AGREED**

Rooms 5 & 6 Combined (first Floor) are available for a monthly fee of £475 pcm – **LET AGREED**

Room 4 (first floor) is available to for a monthly fee of £380 pcm – **LET AGREED**

Room 3 (first floor) is available to for a monthly fee of £320 pcm – **AVAILABLE**

SERVICES

Mains drainage, gas, electricity and water are all connected to the property. A gas fired central heating system is installed serving heating throughout the accommodation. All costs associated with heating and lighting are included within the rents.

EPC RATING – D

TENURE

The various consulting rooms are available on flexible Licence Agreements for a fixed term to be agreed. The ingoing Tenant will be responsible for a referencing fee of £120 inc VAT and a deposit equivalent to one month's rent, together with a licence production fee of £180 inc VAT.

BUSINESS RATES

Business Rates are included within the rent.

VAT

It is understood that VAT is not chargeable in addition to the rents as quoted above.

VIEWINGS - By prior appointment through Mundys.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Gross internal area: 60.7 m² (653.0 ft²)



First Floor

Gross internal area: 65.8 m² (708.6 ft²)



Drawings are for illustrative purposes only.
Produced using Quick Sketch 3.17.2w

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.