



Detached Office Premises - TO LET
The Coach House, Firth Road, Lincoln, LN5 7PA

TAYLOR
LINDSEY

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DESCRIPTION

The Coach House is a detached, self-contained, city centre office building offering a flexible layout that could suit a variety of uses.

The property is fitted to a modern specification and benefits from private, on-site car parking with eight spaces included.

LOCATION

Firth Court is situated on the western side of Lincoln High Street, a short distance to the south of the pedestrianised city centre, adjacent the St Mark's retail development and close to the Magistrates' Court. Nearby occupiers include Costa, Caffé Nero, Sports Direct, STACK and the Post Office.

ACCOMMODATION

Ground floor: Open-plan office area

Private meeting room / office

Kitchenette, disabled WC facilities and storage area

First floor: Open-plan office area

Private office

Kitchenette and WC

The floor area is approximately 1,607 sq ft (149 sq m).

TENURE

The property is available on a new lease for a term to be agreed.

Rent: £17,500 per annum exclusive.

SERVICE CHARGE

The lease will include a modest service charge for common area maintenance.

VAT

The property is VAT registered, VAT is payable on all costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D (78)

EPC available upon request.

- **DETACHED, CITY CENTRE OFFICE PREMISES**

- **EIGHT CAR PARKING SPACES**

- **RENT: £17,500 PER ANNUM EXCLUSIVE**

- **APPROX: 1,607 sq ft (149 sq m)**

RATEABLE VALUE

The rateable value £18,000

Standard Multiplier (2024/2025) 54.6p in the £

Small Business Multiplier (2024/25) 49.9p in the £

This property may qualify for 'retail, hospitality and leisure relief', depending on the occupier's use.

PLANNING

We understand that the property has consent for uses falling within Class E of the Town and Country Planning Use Classes Order. This includes offices, retail, financial services, medical and health services.

SERVICES

Mains electricity, gas, water and drainage are connected.

There is a gas fired radiator central heating system.

VIEWINGS & FURTHER INFORMATION

Please contact:

Amy Willoughby - Commercial Property Manager

Tel: 01522 512200

Email: amy.willoughby@taylorlindsey.co.uk



These particulars are provided as a general outline only, for the guidance of intending lessees, and do not constitute part of an offer or contract. Descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but interested parties must satisfy themselves as to their accuracy. Unless otherwise stated all prices quoted are exclusive of VAT. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

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