

Office

For Sale / To Let



8 West Parade, Lincoln
LN1 1JT
#1239663/2026E



8 West Parade

Lincoln, LN1 1JT



Agreement

For Sale / To Let



Detail

Office



Price/Rent

Price – £250,000
Rent – £18,000 pax



Size

134.5 sq m (1,447 sq ft)



Location

Lincoln, LN1 1JT



Property ID

#1239663/2026E

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises an attractive mid-terrace, bay fronted, self-contained period office building, laid out over ground, first and second floors.

Externally, the property is of solid brick construction under a pitched tiled roof.

Internally, the property has been predominantly renovated to a good standard and benefits from a kitchen and WC on the ground floor and a variety of different sized offices spread across the remaining floors of 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 ²	ft ²
Ground Floor	59.66	642
First Floor	43.44	467
Second Floor	31.42	338
Total NIA	134.5	1,447

Energy Performance Certificate

Rating: C67

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 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 2020).

The buildin is not Listed but is situated within a Conservation Area.

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

Rates

Charging Authority: City of Lincoln Council
Description: Office and Premises
Rateable value: To be reassessed

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

Alternatively, the property is also available **For Sale** Freehold with Vacant Possession on Completion.

Price/Rent

Price - £250,000

Rent - £18,000 per annum exclusive, payable quarterly in advance

VAT

VAT may be charged in addition to the price/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

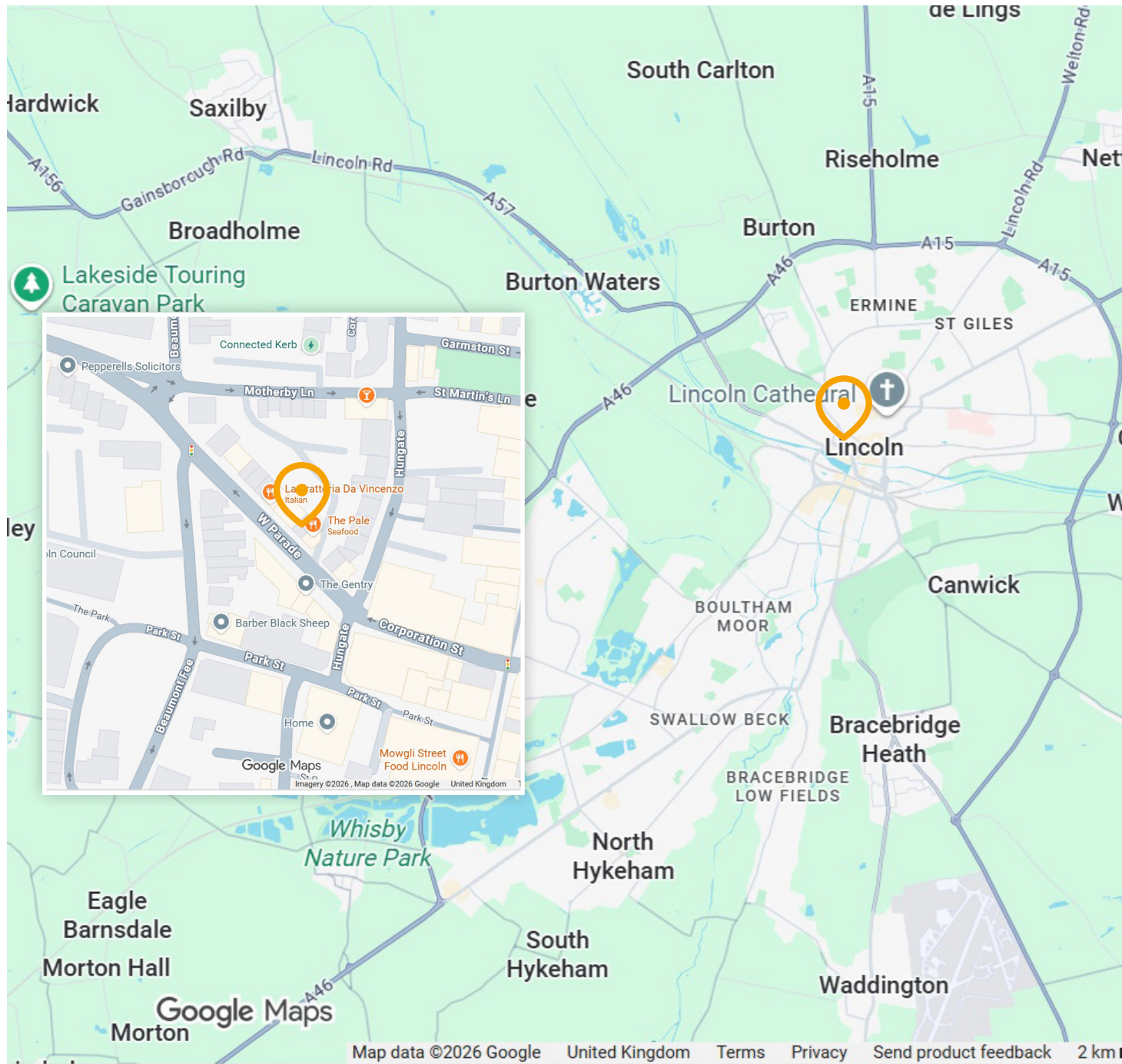
Prospective purchasers/tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is situated on West Parade, a prominent and well-regarded office location, a short walk from the northern end of the pedestrianised section of Lincoln High Street.

The surrounding area is very much mixed use in character with a good range of office and retail occupiers nearby, including The City of Lincoln Council and local solicitors, Burton & Co and Dale & Co.

Lincoln is one of England's finest Cathedral cities and the administrative and major shopping centre within the County of Lincolnshire. It has a population of circa 543,400 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 City's main campus, within walking distance of the subject property and keep contributing an estimated £250 million to the local economy.







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