

Office/Redevelopment Opportunity (Subject to Planning)

For Sale



15 Beaumont Fee, Lincoln
LN1 1UH
#1237294/2026B



15 Beaumont Fee

Lincoln, LN1 1UH



Agreement

For Sale



Detail

Office/Redevelopment
Opportunity (Subject to
Planning)



Price

£240,000



Size

145.58 sq m (1,567 sq ft)



Location

Lincoln, LN1 1UH



Property ID

#1237294/2026B

For Viewing & All Other Enquiries Please Contact:



Jasper Nilsson

MSc

Surveyor

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Property

The property comprises an end of terrace period building located on the corner of Beaumont Fee and West Parade, to the east of the High Street shopping area.

Internally, the property has various offices spread across ground and first floors. The offices are carpeted with painted plastered walls and ceilings and benefit from good natural lighting.

The property also provides good staff facilities with a large kitchen area complete with an oven, washing machine, dishwasher and ample storage. There are also WCs on both floors. The property benefits from gas central heating with perimeter radiators.

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	82.96	893
First Floor	62.62	674
Total NIA	145.58	1,567

Energy Performance Certificate

Rating: D100

Services

We understand that mains water, electricity, gas 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).

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: £14,250

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 site is owned Freehold and will be sold with vacant possession on completion.

Price

£240,000

VAT

VAT may be charged in addition to the price 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

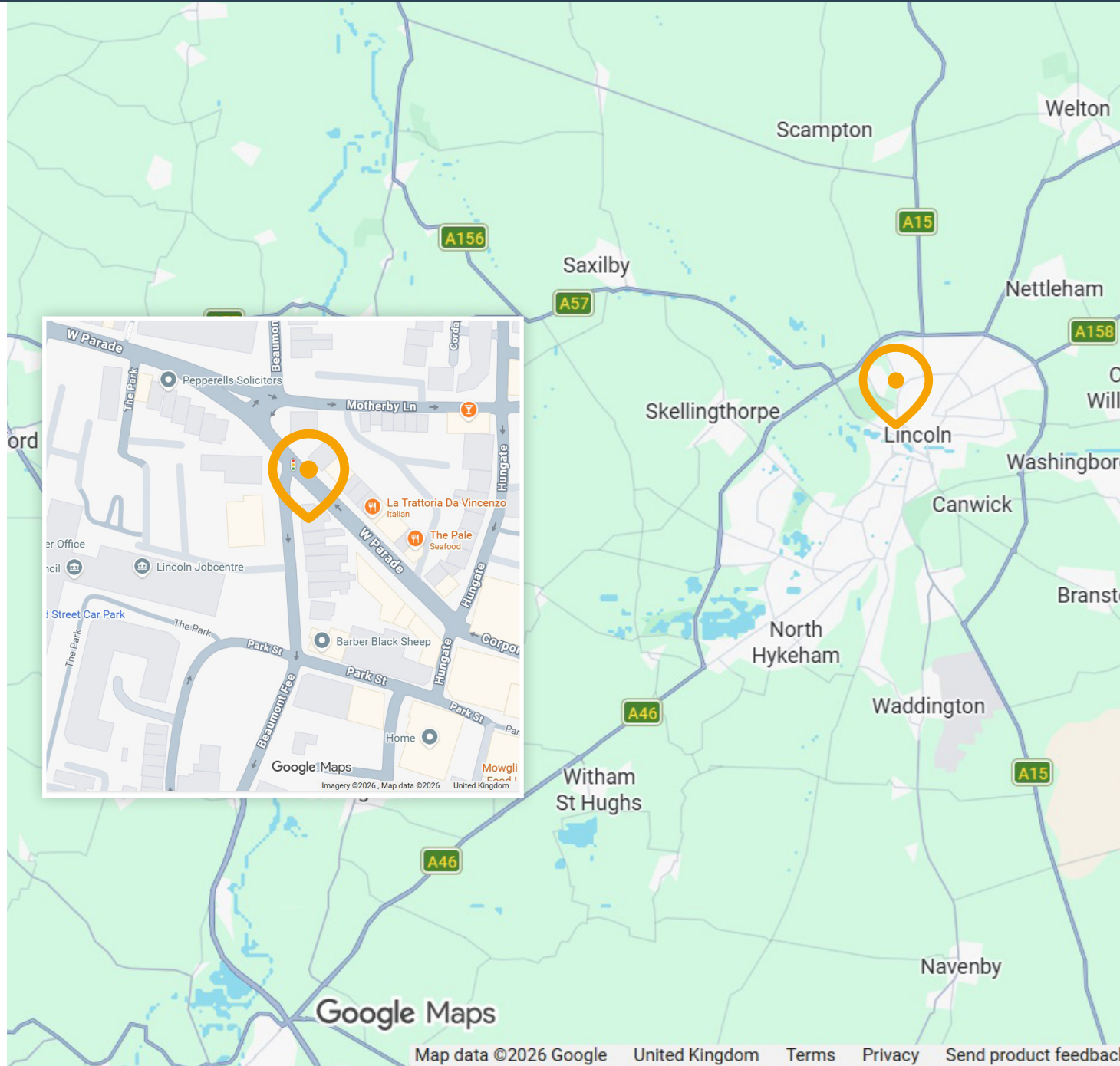
Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is situated on 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 to the east of the High Street shopping areas and the majority of the other City Centre amenities.

The location is a popular office location, with most noticeably the City of Lincoln Council offices situated adjacent, while more local business such as Dale & Co Solicitors and Lincoln Smile Centre are within close proximity.

Lincoln is one of England's finest Cathedral Cities and the administrative and major shopping centre for the County of Lincolnshire. It has an estimated population of circa 543,400 and an established total catchment spend of £984.40m. It is also a growing University City with close to 15,000 students and academic staff based at the main campus in Lincoln, contributing an estimated £250 million to the local economy.





Google Maps



15 Beaumont Fee, Lincoln, LN1 1UH

