

FLORENCE HOUSE LOWER HIGH STREET WADDINGTON LINCOLN

LN5 9QA

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Office Space
TO LET

KEY DETAILS

- Healthcare, office and practice accommodation
- Suitable for doctors' surgeries, dentists, physiotherapists, counsellors, educational providers, nursery/childcare and private practices*
- Semi-detached self-contained suites
- Reception and waiting areas
- Existing signage opportunities
- Kitchen and staff facilities
- Shower room
- Double glazing
- Gas-fired central heating
- Suspended lighting
- Perimeter trunking
- On-site parking
- Prominent village position

* Subject to any necessary planning consent



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Office Space
TO LET/MAY SELL

DESCRIPTION

Florence House comprises an attractive semi-detached office and practice building arranged over ground and first floors. The property extends to approximately 1,443 Sq.ft and is currently configured to provide a mixture of private offices, consultation rooms, meeting space, reception and waiting areas together with kitchen and shower facilities.

In front of the property is a paved area which could be used as additional parking.

The property would suit a broad range of occupiers including doctors' surgeries, dentists, physiotherapists, counselling services, nursery/childcare setting, educational providers, consultants, wellbeing operators and traditional office users, subject to any necessary planning consents.

The opportunity to acquire the building has come about due to the relocation of the existing business, which will continue.

AMENITIES



ACCOMMODATION

FLOOR	Size Sq.m	Size Sq.ft
Ground Floor	67.16	723
First Floor	66.89	720
TOTAL	134.05	1,443

These floor areas are approximate and have been calculated on a net internal basis.

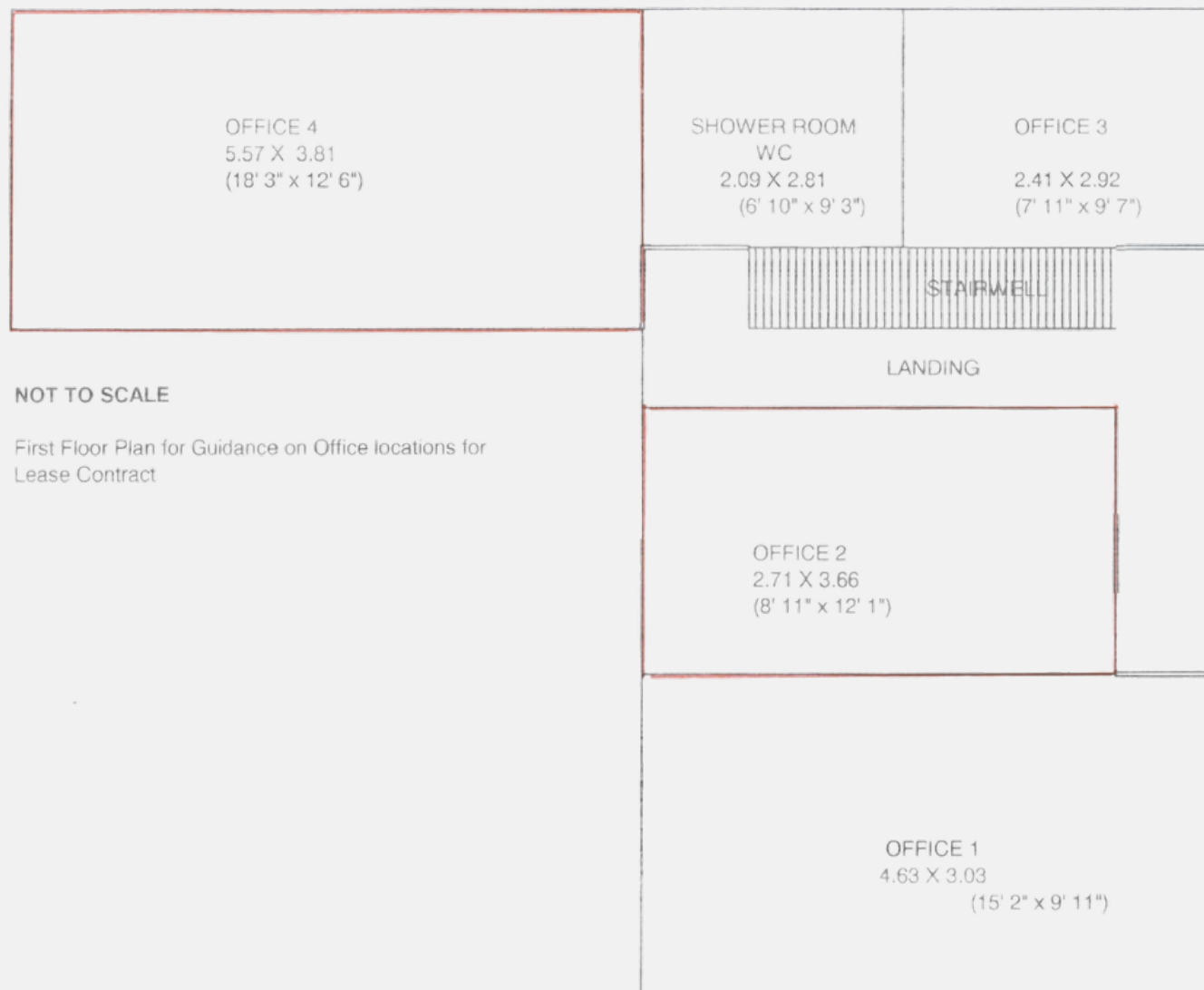
TERMS

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

Our client may also consider a sale of the property. Further details are available upon request.



Ground Floor Office Plan for Florence House, Lower High Street, Waddington, Lincoln, LN5 9QA



NOT TO SCALE

First Floor Plan for Guidance on Office locations for
Lease Contract

First Floor Office Plan for Florence House, Lower High Street, Waddington, Lincoln, LN5 9QA

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TO LET/MAY SELL

LOCATION

Waddington is an affluent and highly regarded village situated approximately four miles south of Lincoln city centre and benefits from a range of local amenities including shops, cafés, public houses and schools.

The village enjoys excellent road communications via the nearby A607 and A46, providing convenient access to Lincoln, Newark and the wider East Midlands region.

Florence House occupies a prominent position on Lower High Street within the heart of Waddington and benefits from excellent visibility and profile, making it particularly suitable for occupiers seeking an established presence within a well-served village location.

TRANSPORT



Lincoln City Centre - 4 Miles



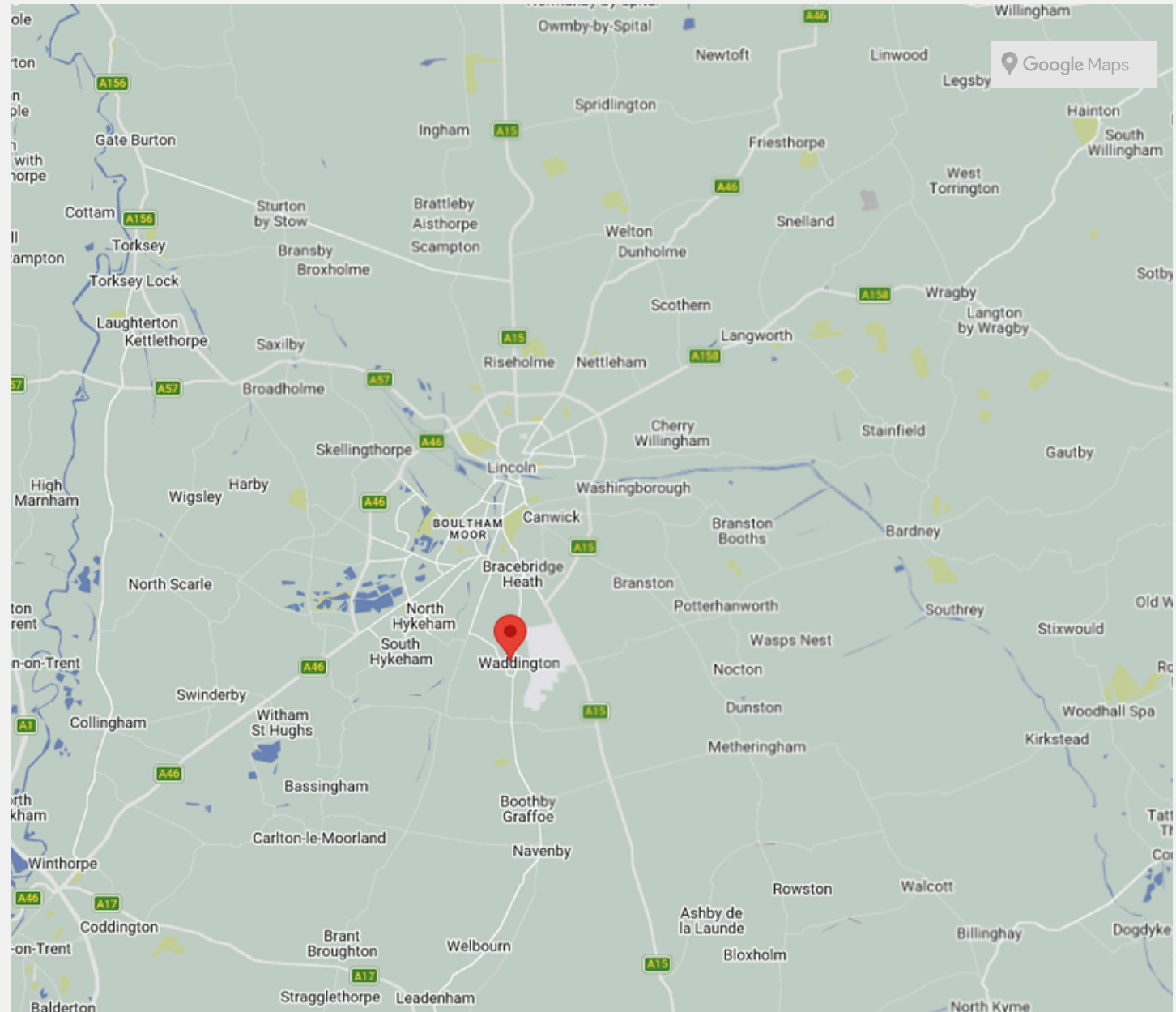
A46 - 2 Miles



Lincoln Railway Station - 4.5 Miles



Newark-on-Trent - 18 Miles



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RENT/PRICE

Price on application

EPC

B 48. Further details upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £7,100. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, North Kesteven - 01529 414155.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

We understand no VAT is payable.

Office Space
TO LET/MAY SELL



CONTACT

GET IN TOUCH

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Brasier Freeth

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.