



Unit 2, Free School Lane, Lincoln
LN2 1EY

#1243452/2026H

Unit 2, Free School Lane

Lincoln, LN2 1EY



Agreement

To Let



Detail

Retail/Office



Rent

£15,000 pax



Size

68.91 sq m (742 sq ft)



Location

Lincoln, LN2 1EY



Property ID

#1243452/2026H

For Viewing & All Other Enquiries Please Contact:



Jasper Nilsson

MSc (Hons) MRICS

Surveyor

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Property

The property comprises a small ground floor retail or office unit with full width timber framed glazed frontage and a staff room/kitchen to the rear, with an easily accessible WC.

Internally, the property is finished to a good standard with carpets with painted plastered walls and ceiling. The premises are currently laid out to provide a reception area with two offices/meeting rooms.

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
Total GIA	68.91	742

Energy Performance Certificate

Rating: B46

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).

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

Rates

Charging Authority: City of Lincoln Council
Description: Shop and Premises
Rateable value: £13,000

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.

Rent

£15,000 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT will be charged in addition to the 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

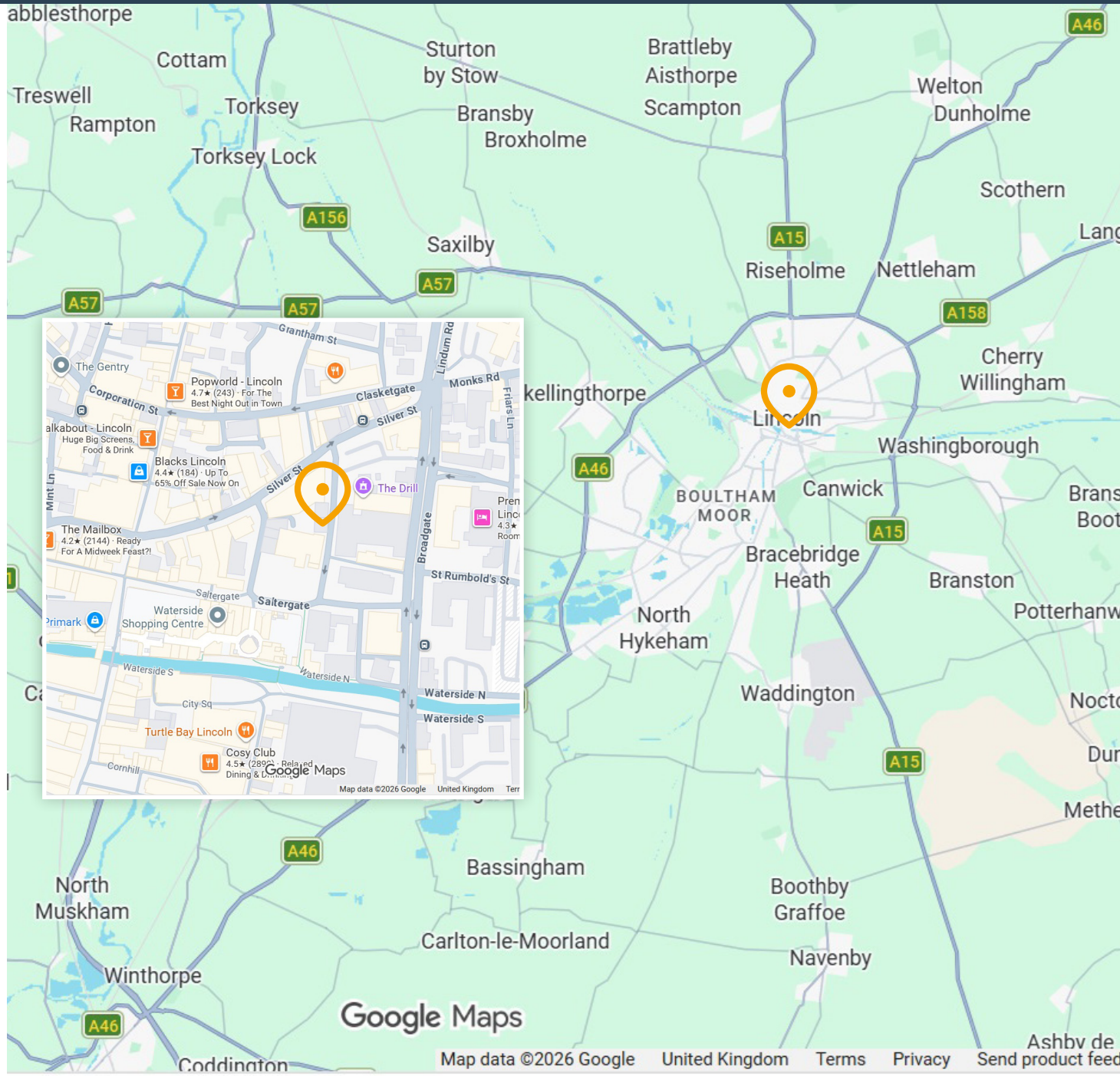
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The unit enjoys a central location on Free School Lane in Lincoln City Centre, about 200 metres to the east of the High Street and 100 metres north of the Cornhill Quarter.

Lincoln is the administrative and major shopping centre within the county of Lincolnshire, with an urban population of 130,000 and a total catchment population of 545,000, generating a total comparison goods expenditure of over £985 million.

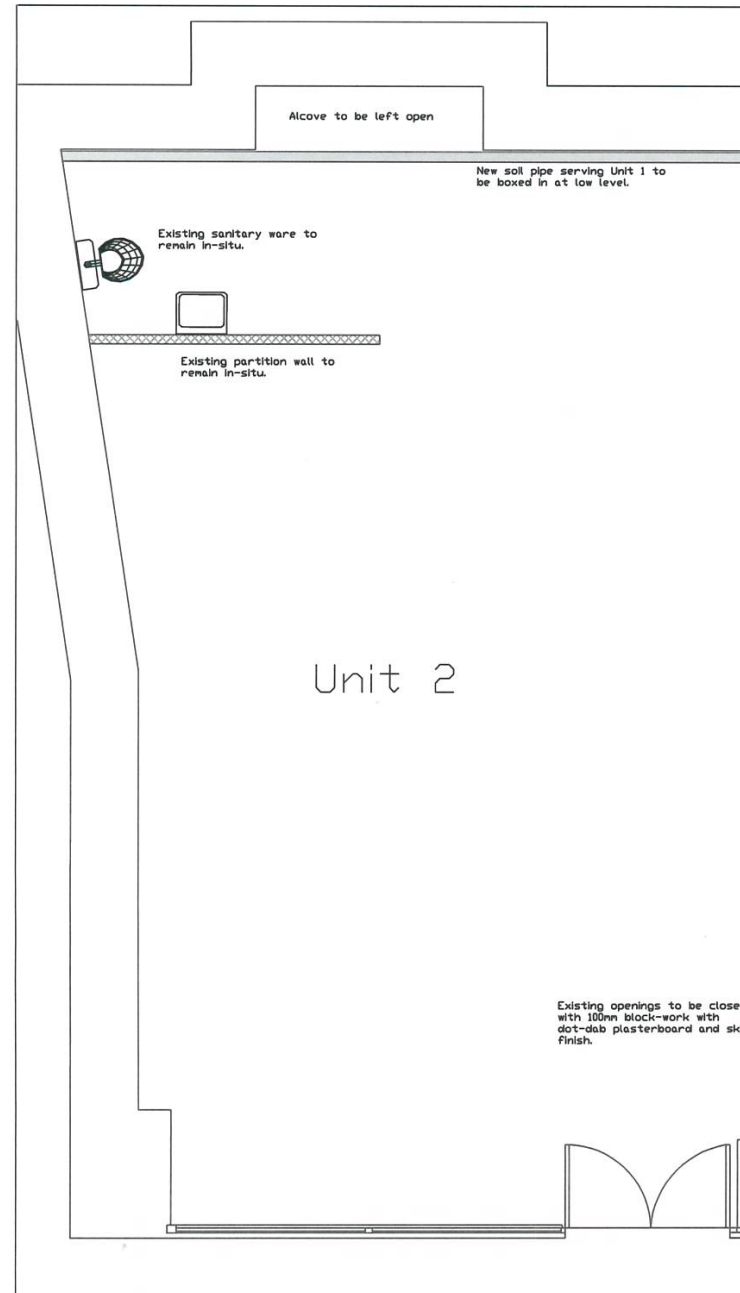
It is also a growing University city with over 15,000 student and academic staff based at the city's main campus, lying to the east of the city centre, a short walk from the Cornhill Quarter, contributing an estimated £250 million to the local economy.

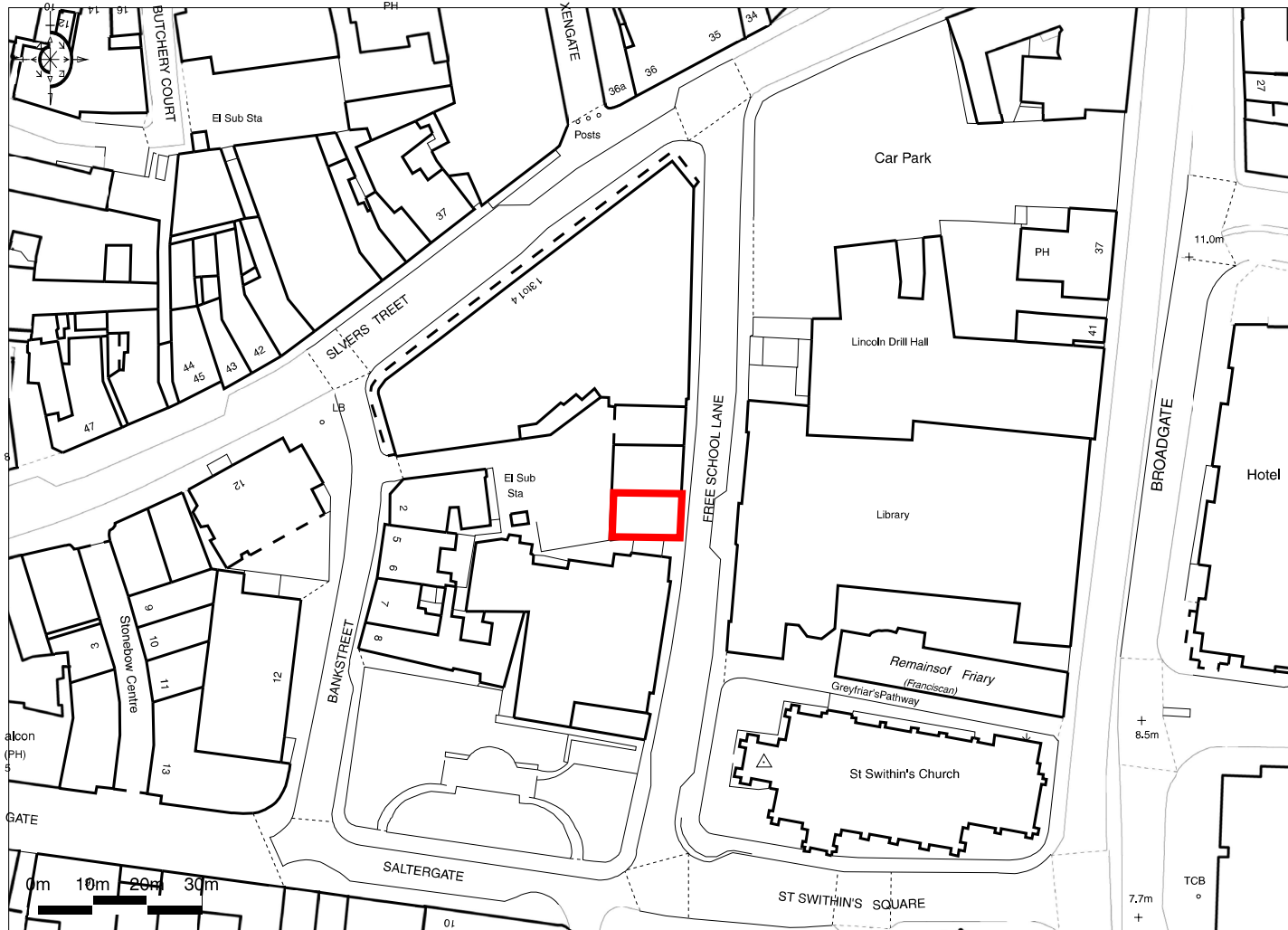




Google Maps







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