

# Substantial City Centre Building – Part Income-Producing

For Sale



Thomas Parker House, Silver Street, Lincoln  
LN2 1DY  
#364/2026F



# Thomas Parker House

Silver Street, Lincoln, LN2 1DY



## Agreement

For Sale



## Detail

Substantial City Centre  
Building  
Part Income-Producing -  
£291,000 pax



## Price

£3,500,000



## Size

7,557 sq m (81,345 sq ft)



## Location

Lincoln, LN2 1DY



## Property ID

#364/2026F

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The accommodation comprises a substantial city centre office block providing accommodation over ground, first, second and third floor level with an extensive additional basement.

The ground and first floors have been refurbished to a high standard and are currently operating as the £1.8m Mosaic Digital Hub (ranked 4th out of the Top 100 Co-Working Spaces in 2025). There is stair and pedestrian lift access to all floors and goods lift access in part.

The second and third floors were refurbished in 2015 to provide a range of largely open plan areas that can be utilised as offices, meeting rooms, staff and WC facilities, accessed via a communal ground floor entrance/reception area off Free School Lane.

It is generally finished with a mixture of carpet and vinyl clad floors, painted plastered walls, suspended ceilings incorporating inset lighting and a mixture of heating apparatus.

The ownership also includes an adjacent converted period building known as the Free School Lane Annex, which provides retail units at ground floor with vacant character accommodation on the two floors above.

## Energy Performance Certificate

The ground and first floors have an EPC rating of B, with the second and third floors having a rating of C.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor areas.

Area	m <sup>2</sup>	ft <sup>2</sup>
<b>Thomas Parker House</b>		
Basement	1,822	19,612
Ground Floor Mosaic	1,361	14,650
First Floor Mosaic	1,497	16,112
Second Floor	1,456	15,672
Third Floor	779	8,385
<b>Free School Lane Annex</b>		
Unit 1 Shop	74	797
Unit 2 Shop	88	947
First Floor	229	2,468
Second Floor	251	2,702
<b>Total NIA</b>	<b>7,557</b>	<b>81,345</b>

## 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 are advised by the Local Planning Authority that the majority of the property has consent for uses falling within Class E(g)(i) (Offices) of the Town and Country (Use Classes) Order 1987 (as amended 2020).

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

## Tenure

The property is available **For Sale Freehold**, subject to the various tenancies over the ground and first floors (currently generating just over £291,000 p.a.x. with further offices under offer). There is an additional maintenance rent charge.

A full tenancy schedule is available on request.

The basement, second and third floors of Thomas Parker House are vacant, as are the first and second floors of the Free School Lane Annex.

## Price

**£3,500,000**

Applying say £45 per sq ft to the vacant upper floors and say £15 per sq ft to the vacant basement highlights that the remainder of the quoting price generates c.14.5% NIY (after acquisition costs) for the income producing elements, with potential for rental growth.

## VAT

VAT will be charged in addition to the price at the prevailing rate, albeit it may be possible to proceed as the Transfer of a Going Concern.

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Offices and Premises  
 (save for the two retail units)

**Rateable value:**

Area	Rateable Value
Ground Floor	£20,750
Ground Floor Office 10	£17,000
Ground Floor Office 11	£14,250
Ground Floor Office 12	£21,250
Ground Floor Office 13	£5,200
First Floor Office 1	£3,100
First Floor Office 2	£3,000
First Floor Office 3	£3,100
First Floor Office 4	£3,050
First Floor Office 5	£3,600
First Floor Office 6	£3,650
First Floor Office 7	£3,650
First Floor Office 8	£8,200
First Floor Office 9	£5,600
First Floor Meeting	£9,200
First Floor Open Plan	£19,750
First Floor Scholarpack	£35,250
Second Floor	£100,000
Third Floor	£73,500
<b>Free School Lane</b>	
Unit 1	£13,000
Unit 2	£14,000
Second Floor	£13,500

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.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

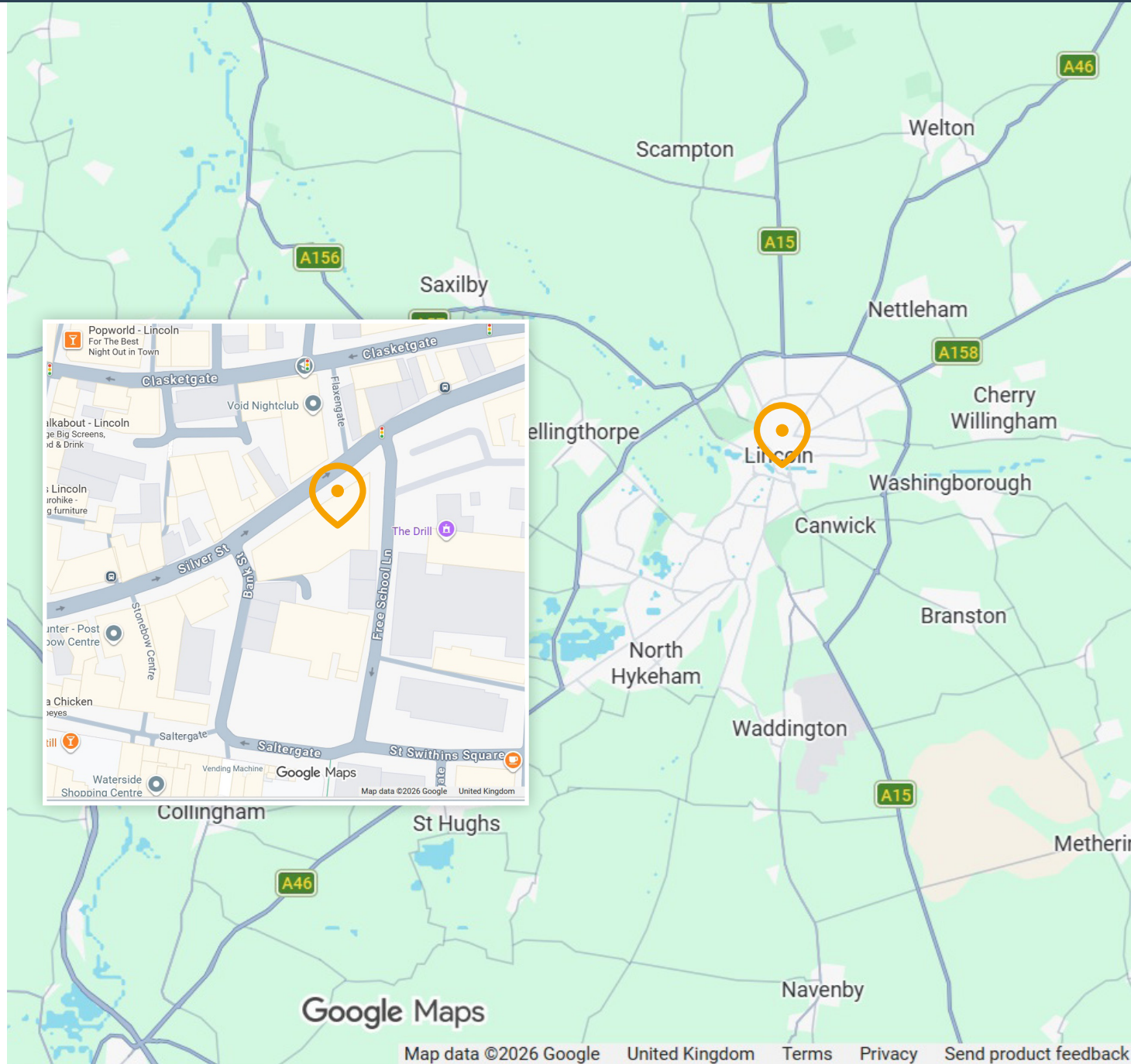
Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is located on Silver Street, within the heart of Lincoln City Centre, a short walk to the east of the pedestrianised High Street.

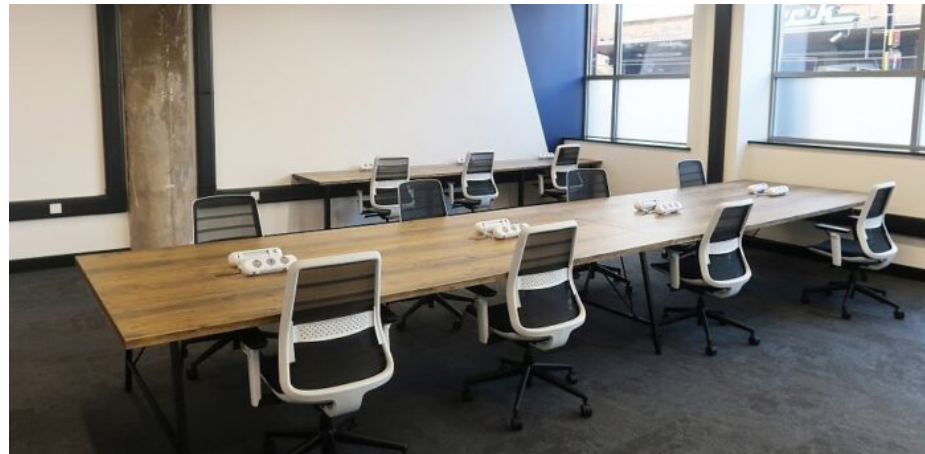
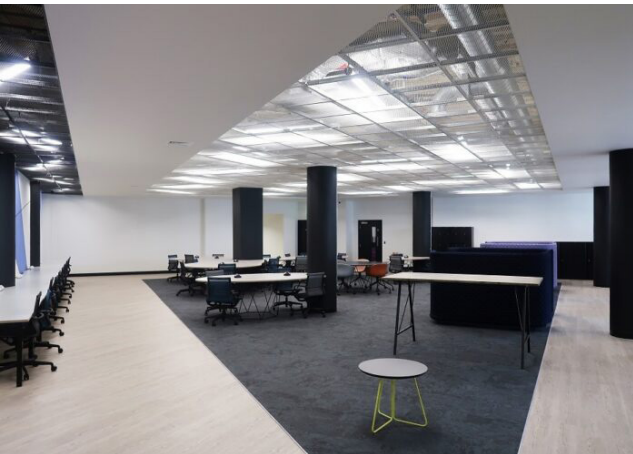
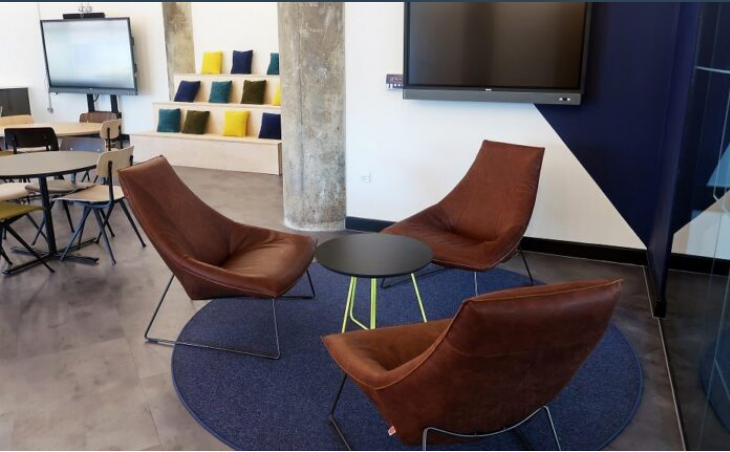
There is a mix of uses in the immediate vicinity, including leisure and retail operations together with complementary office occupiers such as Estate Agents, Solicitors and Government Bodies.

Lincoln has a resident population of 103,000 (2021 Census) and is located approximately 38 miles north east of Nottingham and 29 miles south of Scunthorpe.

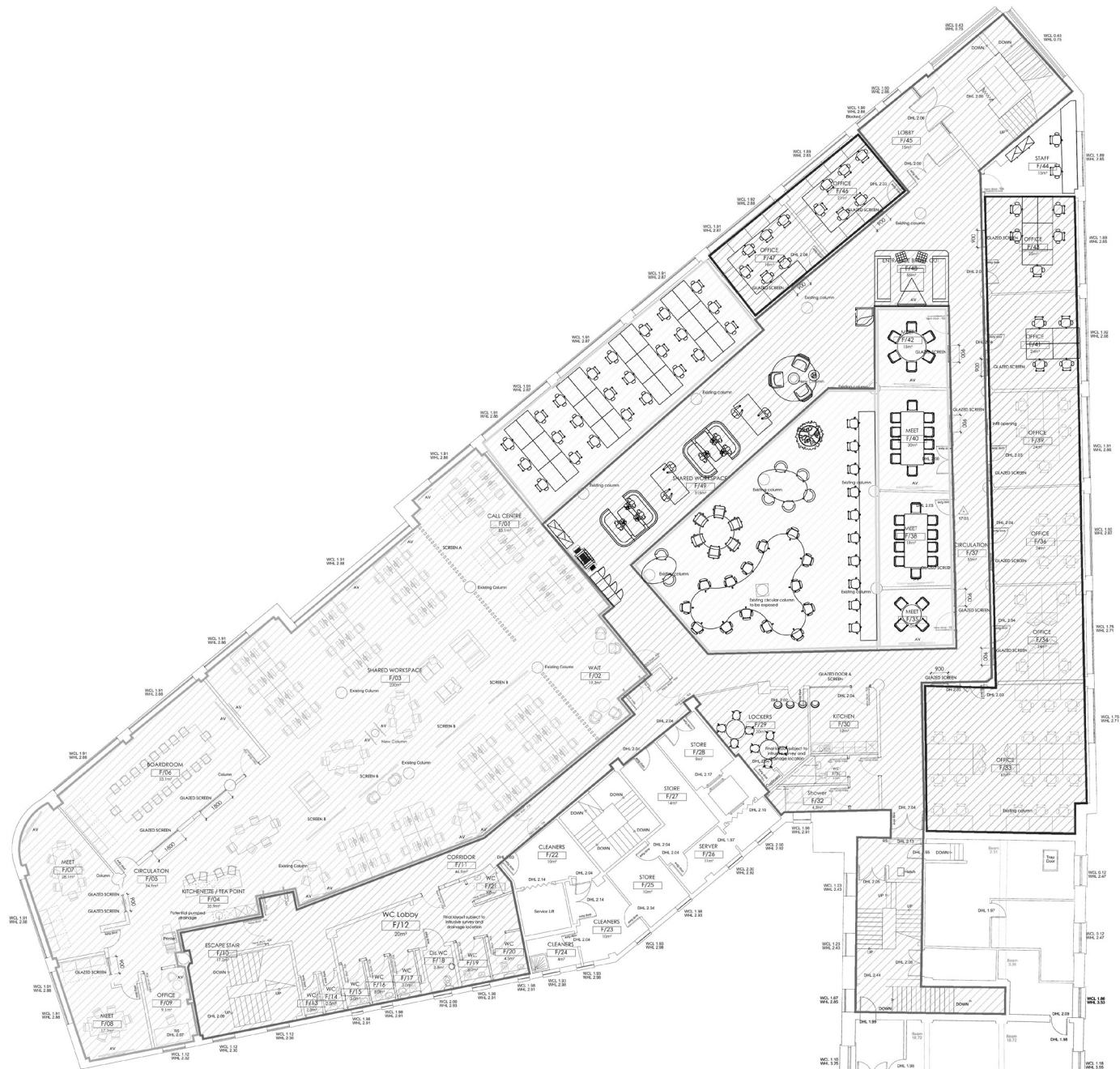





Google Maps







-  Shared Areas
-  Scholarpack Lease
-  Meeting space
-  Open plan office
-  Cellular plan office

Revisions  
 A - Area Updated - 16.09.19

Project  
 Thomas Parker House  
 Refurbishment

Client  
 Lincolnshire Co-op

Drawing  
 Proposed First Floor Plan  
 1:100 @ A1

Date  
 January 2019



