

Ground and First Floor Offices with Shopfront

To Let



Ground and First Floor, Sibthorp House, 350-352 High Street, Lincoln
LN5 7BN

#1238604/2026C



Ground and First Floor, Sibthorp House

350-352 High Street, Lincoln, LN5 7BN



Agreement

To Let



Detail

Ground and First Floor
Offices with Shopfront



Rent

£50,000 pax



Size

509 sq m (5,480 sq ft)



Location

Lincoln, LN5 7BN



Property ID

#1238604/2026C

For Viewing & All Other Enquiries Please Contact:



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MSc

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Property

The property occupies a prominent position on Lincoln High Street, close to the junction with Tentercroft Street and St Marks.

The ground floor provides a retail unit with High Street frontage, together with a series of offices to the rear, plus male and female changing facilities and a disabled WC.

The first floor, which can only be accessed via a staircase, offers a large open plan office supplemented by several smaller meeting rooms and breakout areas around the perimeter. This floor also includes separate WCs and a substantial kitchen.

The premises benefit from carpeted floors, painted plastered walls and a suspended ceiling throughout.

The property also includes six dedicated parking spaces.

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 Retail	88	947
Ground Floor Office	161	1,728
First Floor Office	260	2,805
Total NIA	509	5,480

Services

We understand that mains water, gas, 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: Office and Premises
Rateable value: £35,750

[Estimate your business rates - GOV.UK](https://www.gov.uk/estimate-your-business-rates)

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.

Energy Performance Certificate

Rating: B47

Tenure

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

Rent

£50,000 per annum exclusive

Generous incentives may be available, subject to lease terms.

Service Charge

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

VAT

VAT may 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.

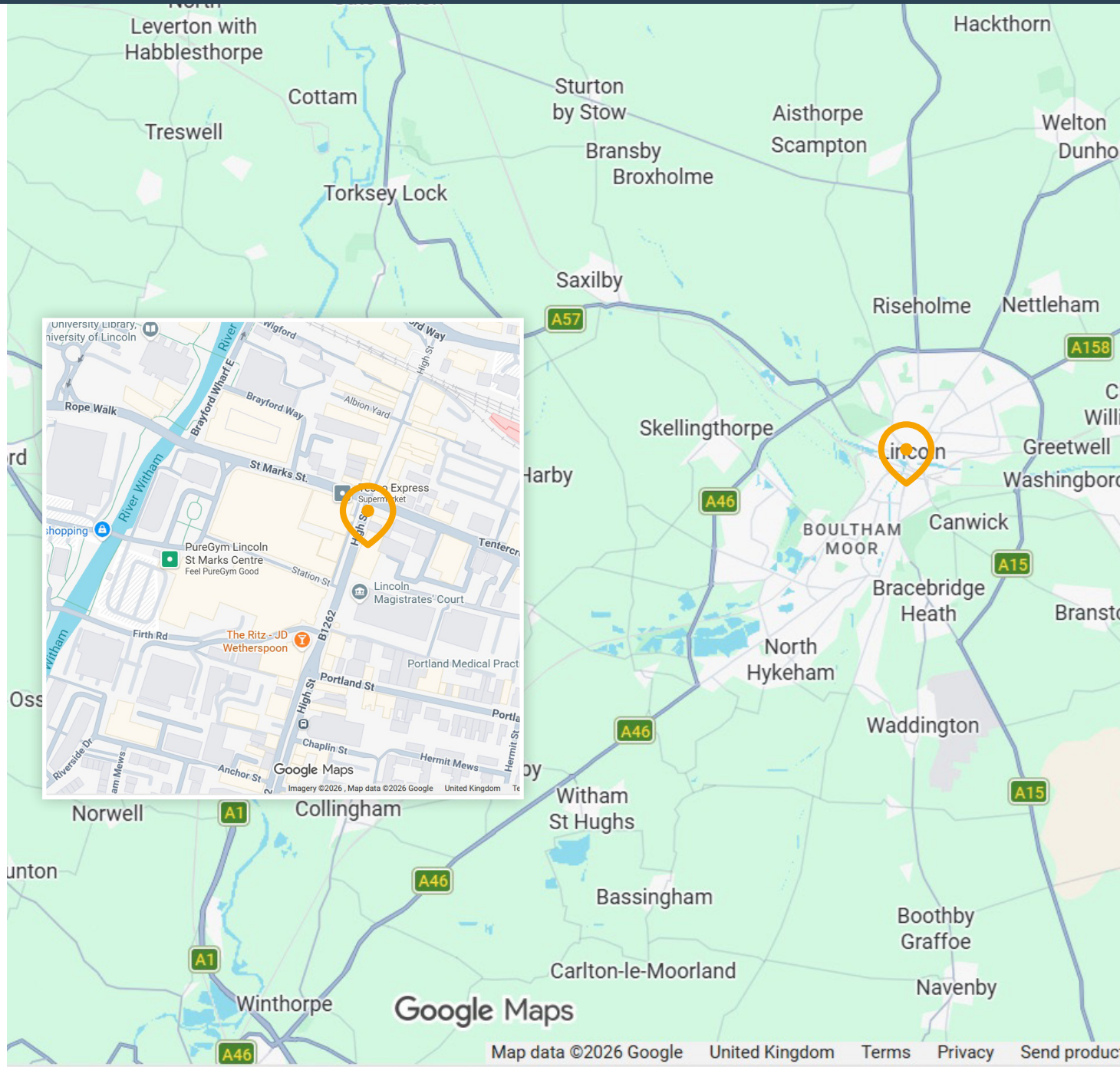
Location

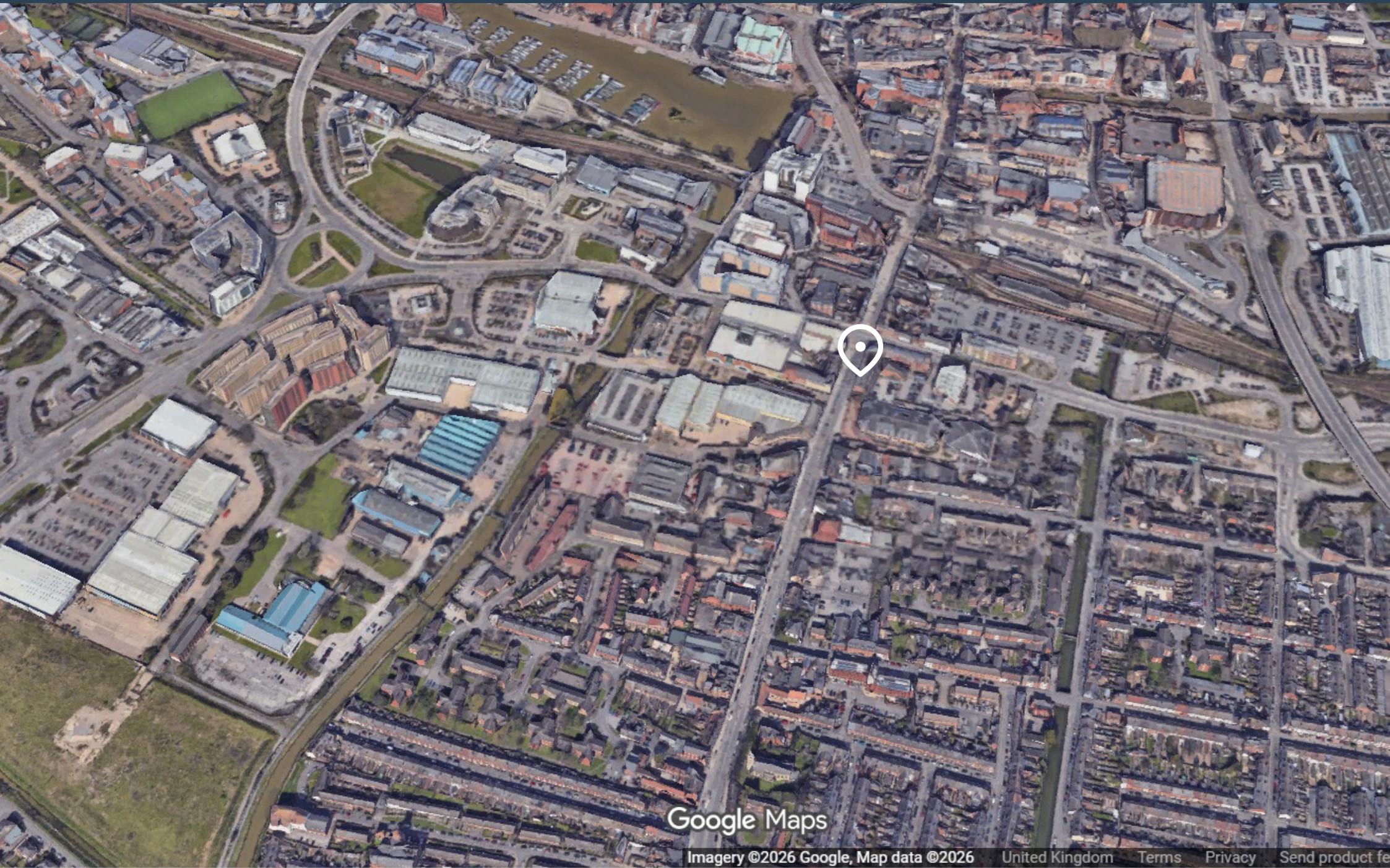
The property is situated on Lincoln High Street where nearby occupiers include Tesco, Iceland, Poundland, Caffé Nero and Subway. The property is also close to Lincoln Magistrates' Court and the city's bus and train stations.

Lincoln is the shopping and administrative centre for the county of Lincolnshire. The City is ranked fourth in the East Midlands Experian City Centre Rankings behind Nottingham, Derby and Leicester and attracts over four million tourists per year predominately visiting the Cathedral, which is recognised as one of the finest examples of Gothic architecture in Europe.

The City has a population of circa 543,367 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, contributing an estimated £250 million to the local economy. The main city centre University campus is located on the Ropewalk, about 250 meters to west.

Lincoln is situated 30 miles north east of Nottingham, 45 miles north of Peterborough and 35 miles east of Sheffield. The City enjoys good road links via the A46, leading to the A1 at Newark, and the A15 provides access to Scunthorpe to the north and Peterborough to the south.





Google Maps

