



City Centre Retail / Office / Beauty Salon - TO LET
8-10 Guildhall Street, Lincoln LN1 1TT

TAYLOR
LINDSEY

8-10 GUILDHALL STREET, LINCOLN LN1 1TT

LOCATION

The property occupies a prominent position on Guildhall Street, a strong retail location in the pedestrianised city centre, a very short distance from the main High Street.

Occupiers in the immediate vicinity include The Mailbox, James Usher Jewellers, Subway and Ladbroke's. Just around the corner on the High Street, occupiers include HSBC, Waterstones, H Samuel Jewellers, and Primark.

Guildhall Street is pedestrianised, links the city centre to the university and the main office area to the west of the city centre where the City and County Councils are located. A strong location for evening trade, close to popular bars and restaurants. The property is suitable for a range of uses including retail, beauty salon, office and financial services (STPP).

ACCOMMODATION

First Floor	Sq m	Sq ft
Office	15.26	164
Second Floor		
Office 1	20.16	217
Office 2	15.73	169
Office 3	26.67	287
Office 4	19.81	213
Third Floor		
Internal Storage	16.19	174
Office	54.5	586

- **Prominent Position in Pedestrianised City Centre, just off Lincoln High Street.**
- **RENT: £9,250 Per Annum**
- **Nearby Occupiers include James Usher Jewellers, Waterstones, HSBC and Subway.**
- **Suitable for Office, Beauty Salon, Financial Services or Retail.**

SERVICE CHARGE

A service charge is payable for the management and maintenance of the common areas of the property.

RATEABLE VALUE

Rateable Value: £6,500

Standard Multiplier (2025/26): 55.5p in the £

LEGAL COSTS

Each party will be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

The EPC and Recommendation Report are available on request.

SERVICES

Mains electricity, gas, water and drainage are connected, and the property is heated by a wet system.



VIEWINGS & FURTHER INFORMATION

Please contact:

Adrian Bower MRICS - Estate Manager

Amy Holmes—Residential Property Manager

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These particulars are provided as a general outline only, for the guidance of intending lessees, and do not constitute part of an offer or contract. Descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but interested parties must satisfy themselves as to their accuracy. Unless otherwise stated all prices quoted are exclusive of VAT. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

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