



LINDUM HOUSE, 11 SEWELL ROAD, LINCOLN LN2 5RY

LEASE AVAILABLE ON FLEXIBLE TERMS

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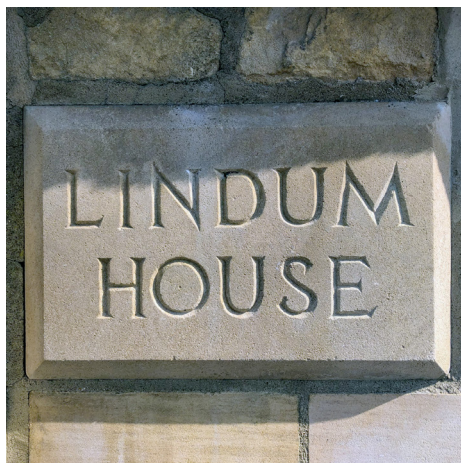
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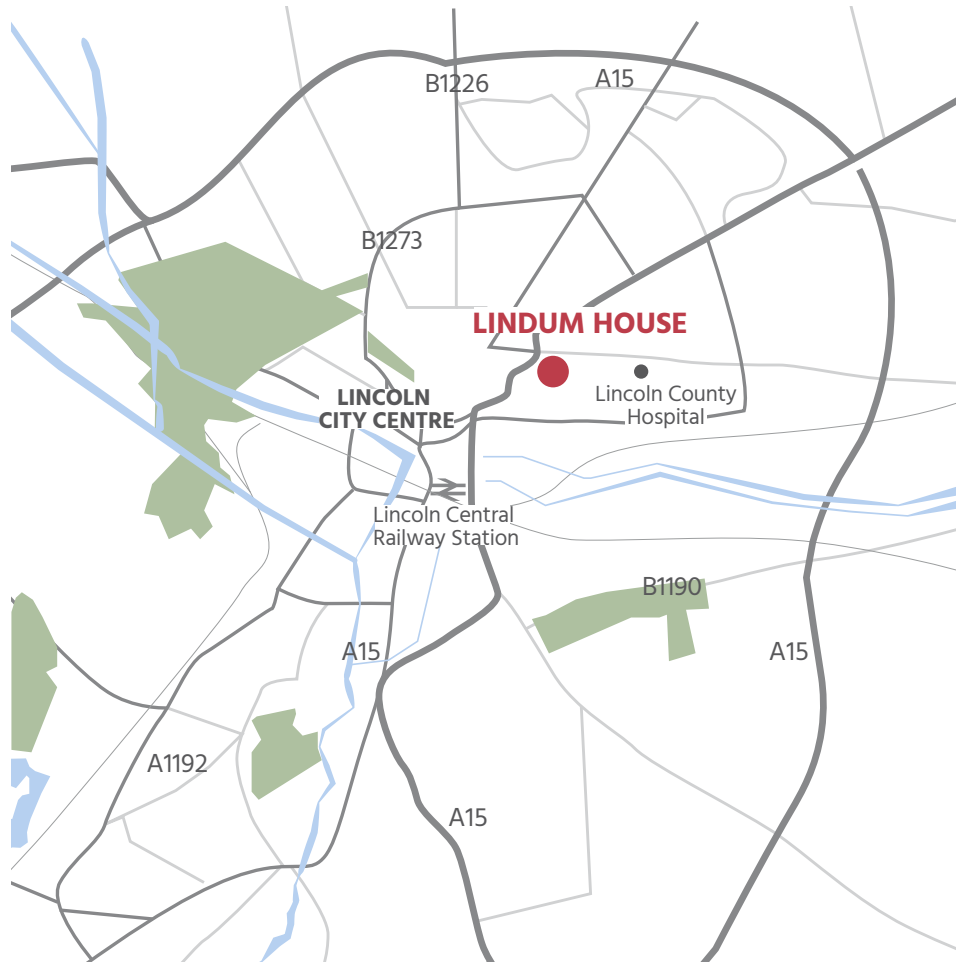
Location

The property is located in Lincoln, which is a historic city that offers an exclusive experience, rich in history combined with shopping, arts and culture. The property is situated to the north east of the city centre and just to the west of Lincoln County Hospital.

Transport

Lincoln Station is located within a mile of the property. Road links are reasonable with the A15 nearby which provides routes to the north and south of the country.



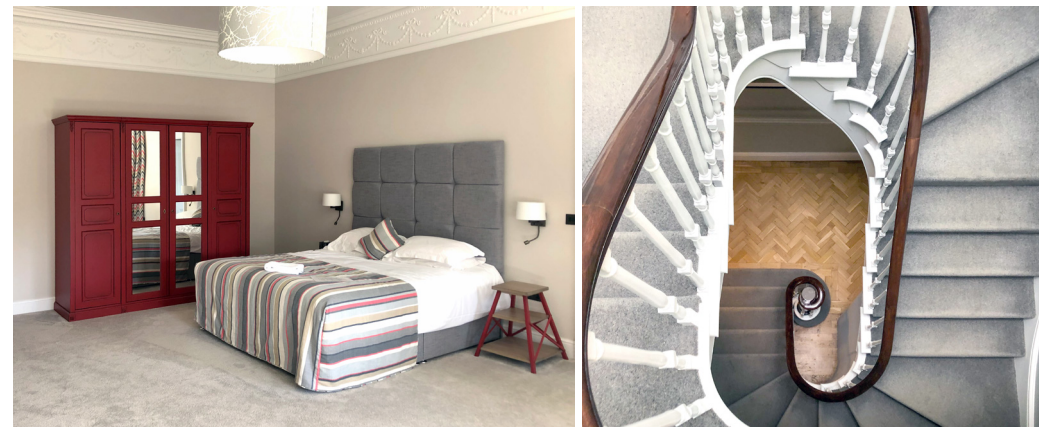


Description

Lindum House is steeped in history, with records that show there was a dwelling on the site of the present house as early as 1792. The current use of the property falls under user class C1/C2 of the Town and Country Planning (Use Classes) Order 1987.

Surrounded by one acre of private gardens, the house is located in the fascinating uphill area of Lincoln, just a ten-minute walk from the Cathedral and Castle. Lindum House has most recently operated as a Hotel, Restaurant and Conference Centre. The property comprises twelve en-suite bedrooms, many enjoying views of the well-maintained attractive gardens. There is a mix of double and premium double bedrooms, which are all located on the first floor.

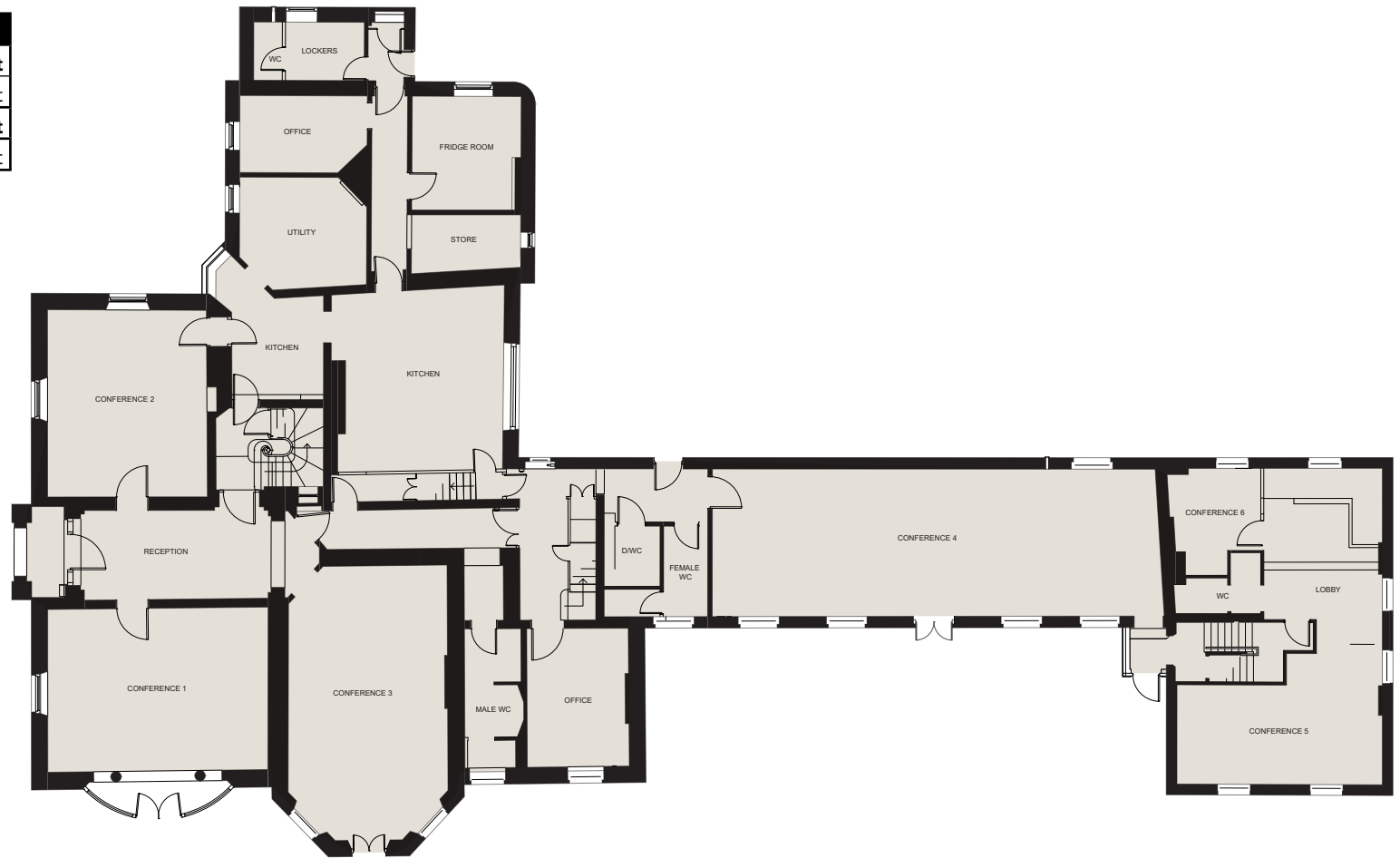
There are eight conference rooms, suitable for various training courses, conferences, and events with the smaller rooms suitable for up to 12 people and the larger suites being able to accommodate up to 50 people. The property also features a number of offices and a fully equipped industrial kitchen. To the rear of the property, there is a small car park for nine cars, with more parking for up to six cars to the front. There is a large amount of amenity and storage space within the basement and various external stores.





Accommodation

Accommodation	Floor Area GIA	
Ground Floor	529 sq m	5,694 sq ft
First Floor	511 sq m	5,500 sq ft
Total	1,040 sq m	11,194 sq ft
Total Basement	176 sq m	1,894 sq ft



Ground floor



First floor





Term

By way of assignment or sublease(s) available for a flexible term up to six years or potentially longer by negotiation.

Rent

Price on application

EPC

Rating of 'C - 74'

Viewings

By appointment through Gerald Eve LLP.

Contact details

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