

DESCRIPTION

Prominent vacant retail building providing a NIA of 1,672 sq ft (155 sq m) and car park (17 spaces) upon a site of 0.13 acres (0.05 ha). The site is suitable for a variety of alternative development schemes (subject to planning). Recently expired planning permissions for 63 bedroom hotel and restaurant (City of Lincoln Council ref: 2017/1181/FUL - 30 May 2018) and seven storey building to provide student accommodation alongside commercial unit at ground floor level (ref: 2018/0892/FUL - 26 November 2018).

- ✔ City centre development opportunity
- ✔ Expired planning consents for hotel / PBSA and retail
- ✔ Would suit a variety of alternative schemes
- ✔ Within walking distance of both Universities
- ✔ 0.13 acres (0.05 ha)
- ✔ Freehold with vacant possession upon completion

LOCATION

The site is located at the junction of Clasketgate and Flaxengate within the city centre, 100 metres east of the pedestrianised aspect of the High Street, a popular thoroughfare within the city which connects the prime retailing pitch to the south with Steep Hill, Bailgate and the historic Cathedral Quarter and Lincoln Castle to the north.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	0.13	0.05

VAT

Applicable at the prevailing rate.

LEGAL COSTS

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

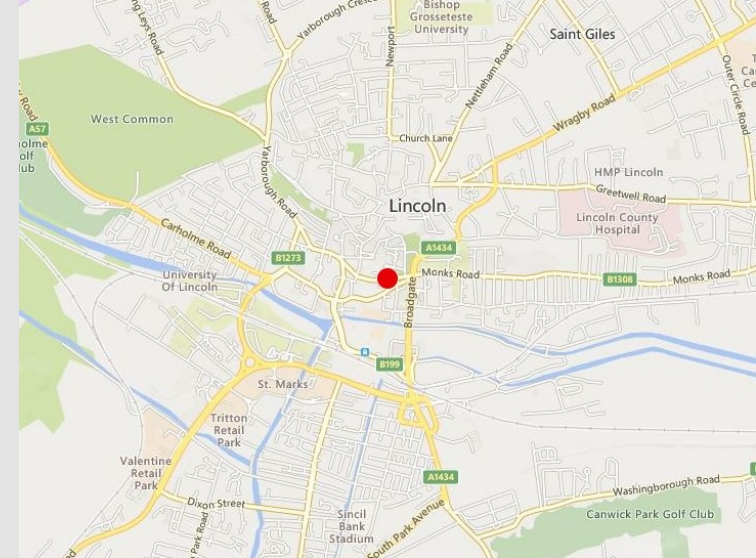
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Freehold with vacant possession upon completion.

GUIDE PRICE Upon application.



CGI—EXPIRED HOTEL / RETAIL CONSENT

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Regulated by RICS 12-Apr-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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