

# TO LET

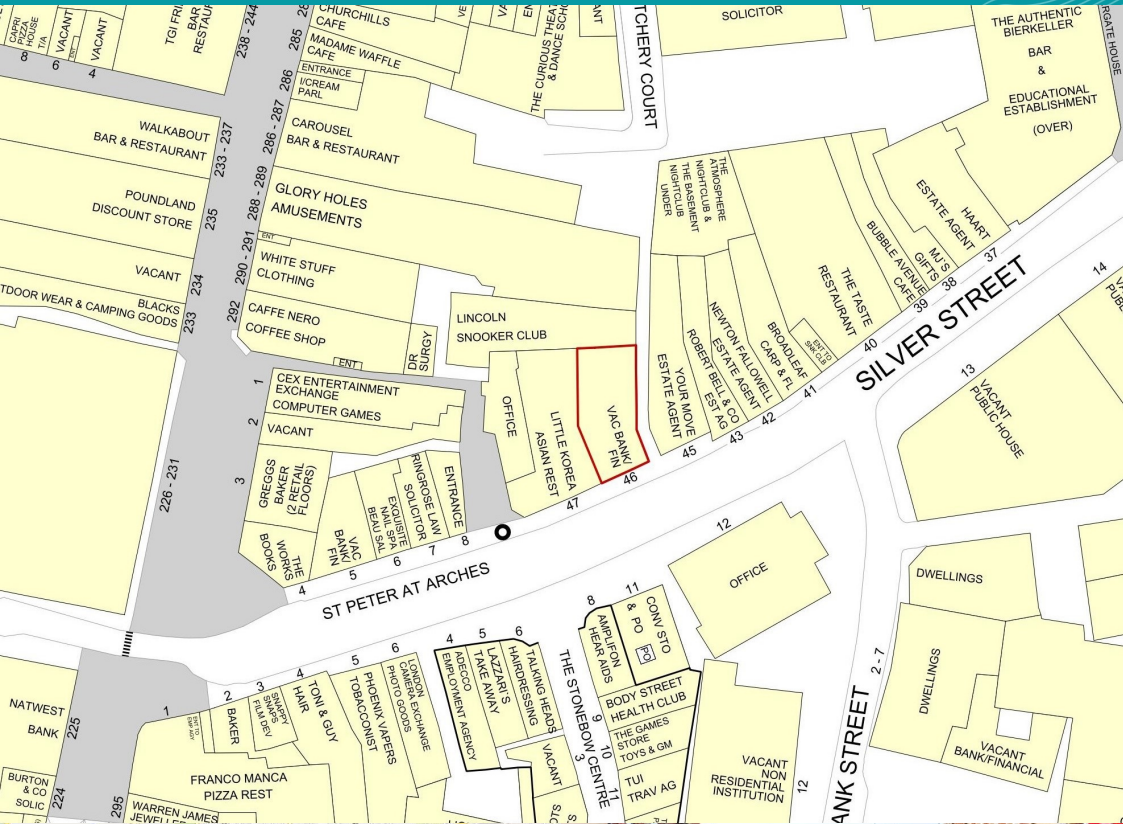
- ✔ E Class unit suitable for a variety of alternative uses
- ✔ Situated 50 metres east of pedestrianised High Street
- ✔ National and regional occupiers in close proximity
- ✔ Recently stripped out ready for occupier fit out
- ✔ Immediate occupation available
- ✔ Incentives available (subject to covenant / lease term)



46 Silver Street, Lincoln LN2 1EH

PROMINENT RETAIL UNIT (SUITABLE FOR  
COMMERCIAL, SERVICE & BUSINESS USES)

1,250 Sq Ft  
(116 Sq M)



## DESCRIPTION

A single storey retail unit occupying a prominent position on a strong secondary retail pitch. Previously occupied by a firm of solicitors, the unit has recently been stripped out and renovated ready for occupier fit out. Internally, the unit is currently arranged as a predominantly open plan sales area to the front with office, storage and WC to the rear. The unit would suit a variety of alternative uses, including shops, financial and professional services, restaurants/cafes, provision of medical/health services and office.

## LOCATION

The property is situated on the northern side of Silver Street, approximately 50 metres to the east of the pedestrianised High Street in the City Centre. Silver Street is a busy one way thoroughfare which is particularly popular with estate agents, solicitors and other professional service providers, together with a range of retail, leisure and hospitality operators.

## LOCAL OCCUPIERS

Poundland, The Works, CeX, Greggs, Caffe Nero, Franco Manca, House of Fraser & NatWest Bank.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
<b>Total</b>	<b>1,250</b>	<b>116</b>

## TERMS

Available to let on a new effective full repairing and insuring lease for a term to be agreed.

## RENT

£25,000 per annum exclusive.

	ft	m
<b>Frontage</b>	<b>23</b>	<b>7</b>

## BUSINESS RATES

RATEABLE VALUE: £22,250.00  
 UBR (2024/5): 49.9p in the £  
 RATES PAYABLE (2024/5): £11,102.75

EPC  
 C (58)

## VAT

Rent quoted exclusive of VAT.

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

[lsh.co.uk](http://lsh.co.uk)

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