



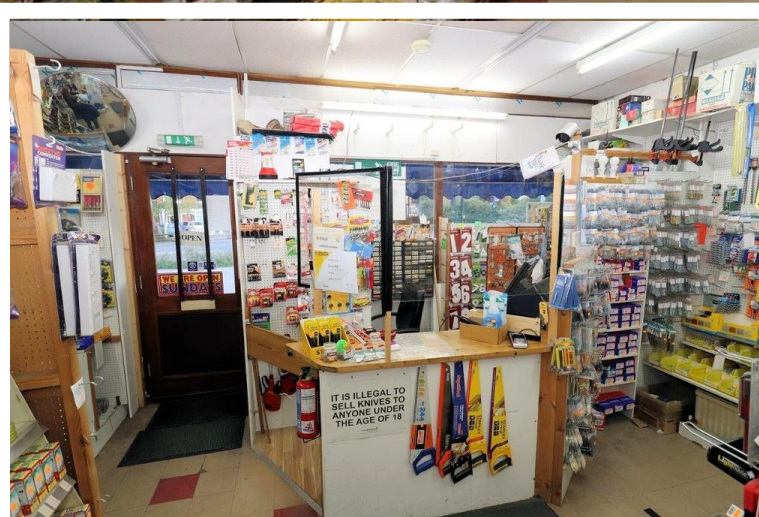
FOR SALE

423 Newark Road, Lincoln, LN6 8RS

Guide Price £265,000

We are delighted to offer for sale this property for sale due to retirement of the current business owners. In addition to the ground floor retail premises, there is a generously proportioned first floor flat with two bedrooms, refurbished to a high standard and suitable for owner occupation or investment purposes. To the rear of the property is a block of Garages, three of which are included within the sale of this property.





LOCATION

The property is prominently located on Newark Road, on the junction with Rookery Lane and Hykeham Road and situated within a busy block of retail units with neighbouring businesses including a General Store/Post Office, Hairdressing Salon, Fish & Chip Shop and Veterinary Practice. The property is located approximately one and a half miles south of Lincoln City Centre.

ACCOMMODATION

The ground floor premises comprise an Open-Plan Retail Space extending to 96 sq.m (1,033 sq.ft), incorporating a Staff Kitchen and WC facility to the rear. The ground floor accommodation is self-contained and has an independent gas fired central heating system.

The first floor apartment, accessible via the rear, incorporates a large outside space and provides access to the refurbished accommodation briefly comprising; Entrance Hallway, Living Room, Fitted Kitchen, Two Bedrooms with built-in wardrobes and Bathroom/WC combined.

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SERVICES

Mains drainage, gas, electricity and water are individually metered to each of the shop and the flat, meaning that each property is self-contained and capable of separate occupation.

EPC RATING

Shop – C-53
Flat - C-69

TENURE

The property is held under the terms of a 999 year Ground Lease from 1968, subject to a 'Peppercorn' Ground Rent. Further details are available on request.

BUSINESS RATES & COUNCIL TAX

Rateable Value - £9,600 (as of April 2023)

Small Business Multiplier (2023/2024) 49.9p in the £.
The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

Council Tax Band - A (The flat is known as '431 Newark Road').

VAT

VAT is not chargeable in addition to the purchase price.

VIEWINGS

By prior appointment through Mundys.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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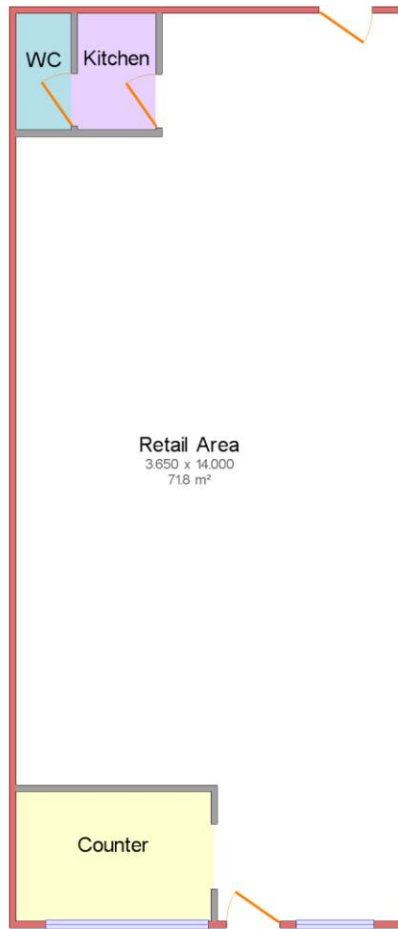
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 c | 73 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





RETAIL FLOOR PLAN

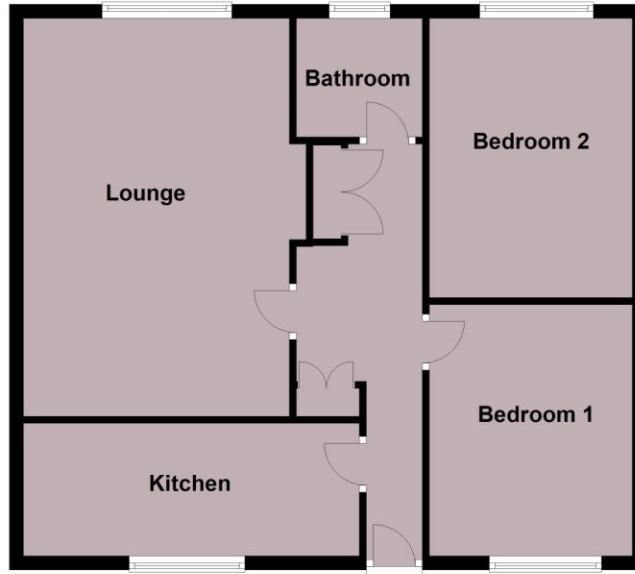
Floor Plan
Gross internal area: 826 m² (889.1 ft²)



Drawings are for illustrative purposes only.
Produced using Quick Sketch 3.17.2w

FLAT FLOORPLAN

Ground Floor



For illustration purposes only.
Plan produced using PlanUp.

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