

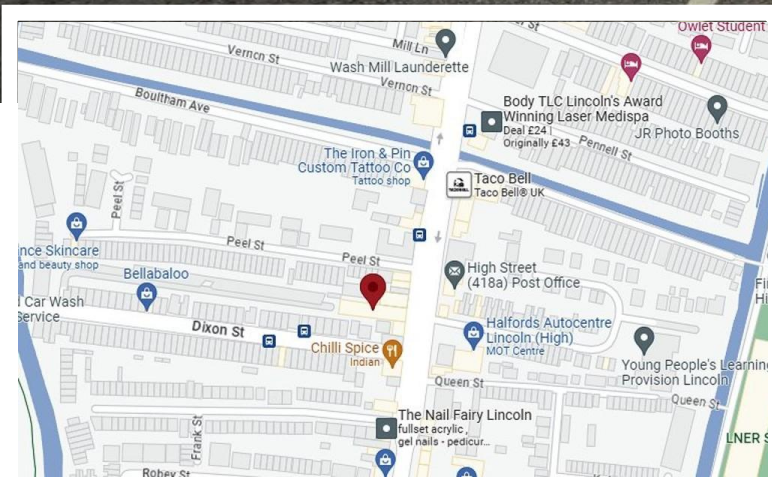
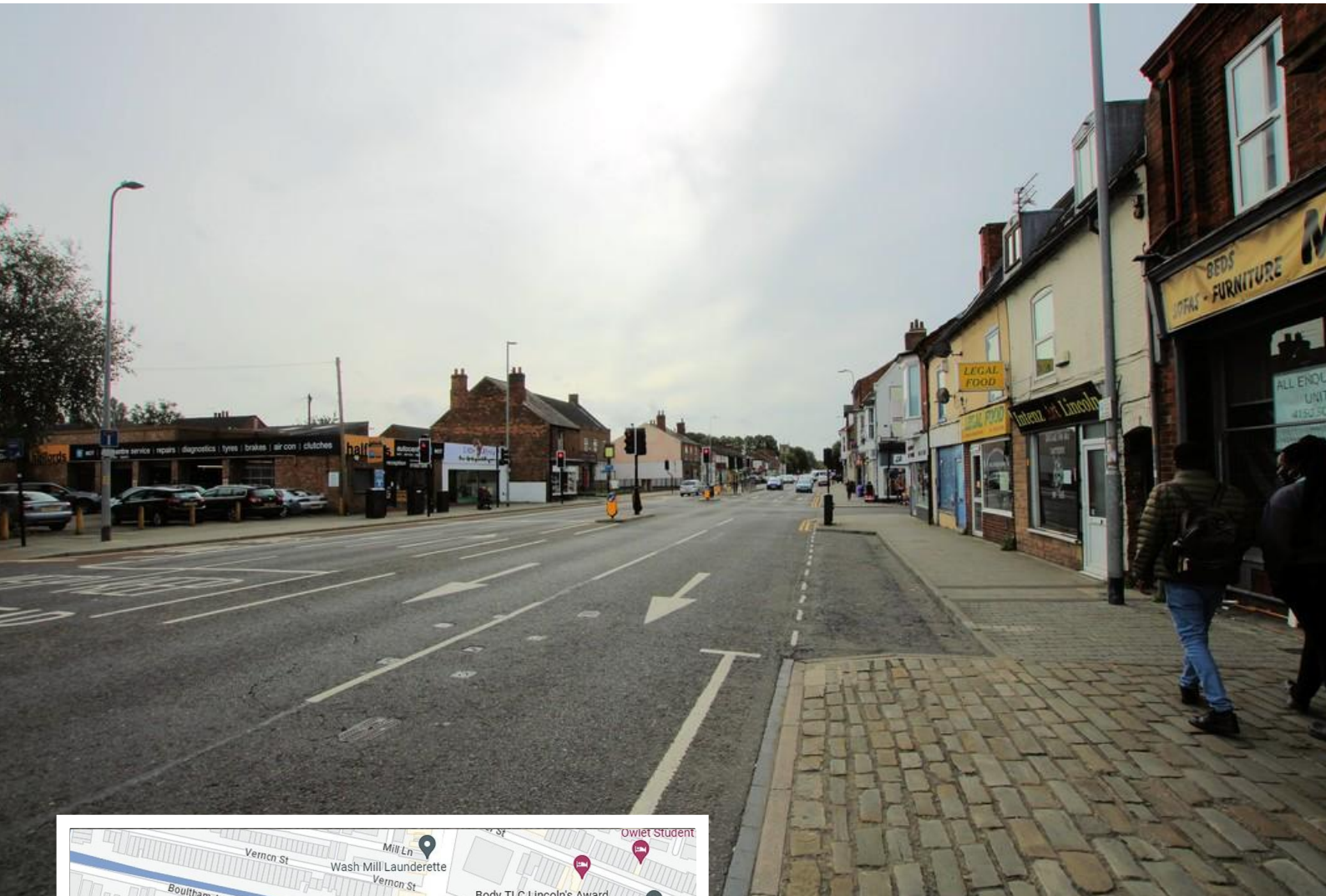


Substantial Retail/Showroom Premises to Let 69 High Street, Lincoln, LN5 8AD

Rent £40,000 Per Annum

We are pleased to offer this unique opportunity for a retailer to secure prominently located showroom premises extending to 405 sq.m (4,368 sq.ft) on the southern fringe of Lincoln City Centre. The property is considered ideally suited to a variety of retail and leisure uses and has recently been refurbished to include a replacement roof. The premises are ideally suited to operators looking for showroom or supermarket-type accommodation..





LOCATION

High Street is the main retail district within Lincoln City Centre, which has recently been subject to extensive highway improvements, further enhancing the southern section of High Street. Neighbouring occupiers comprise a mixture of niche local businesses and some national retailers such as Halfords and KFC.

DESCRIPTION

We are pleased to offer this unique opportunity for a retailer to secure prominently located showroom premises extending to 405 sq.m (4,368 sq.ft) on the southern fringe of Lincoln City Centre. The property is considered ideally suited to a variety of retail and leisure uses and has recently been refurbished to include a replacement roof. The premises are ideally suited to operators looking for showroom or supermarket-type accommodation.

ACCOMMODATION

The accommodation will provide for a large open-plan retail/showroom space together with two display frontages onto High Street. The accommodation will be self-contained to include WC facilities.

SERVICES

Mains drainage, electricity and water will be connected.

EPC RATING – D





LEASE TERMS

The property is available to Lease on a Full Repairing & Insuring Basis, for a term of years to be agreed at an annual rental of £40,000 per annum, exclusive of utility costs and business rates. The Lease terms depend upon the requirements of the ingoing occupier.

BUSINESS RATES

Rateable Value - £33,500

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

Prospective tenants should make their own enquiries regarding Small Business Rates Relief.



VAT

VAT is not payable on the rent.

LEGAL COSTS

The ingoing Tenant will incur a referencing fee of £120 inc VAT together with the Landlord's reasonable legal costs in association with the production of the Lease.

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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Ground Floor
Approx. 402.2 sq. metres (4328.8 sq. feet)



Total area: approx. 402.2 sq. metres (4328.8 sq. feet)
For further enquiries only
www.mundys.net

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

