

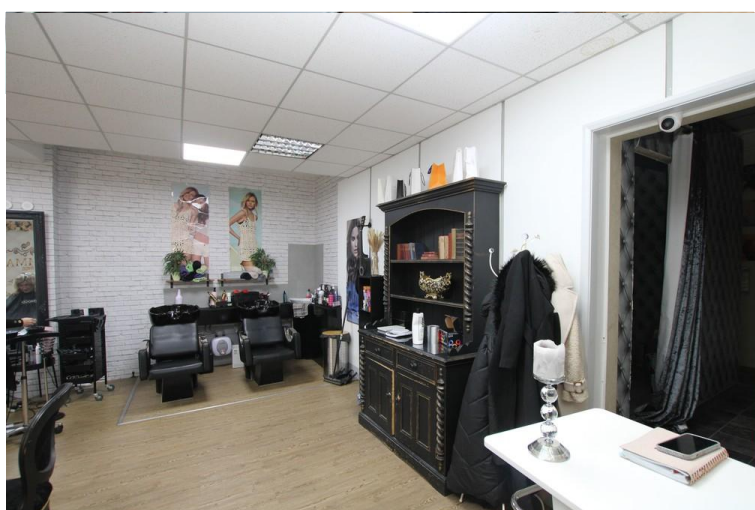
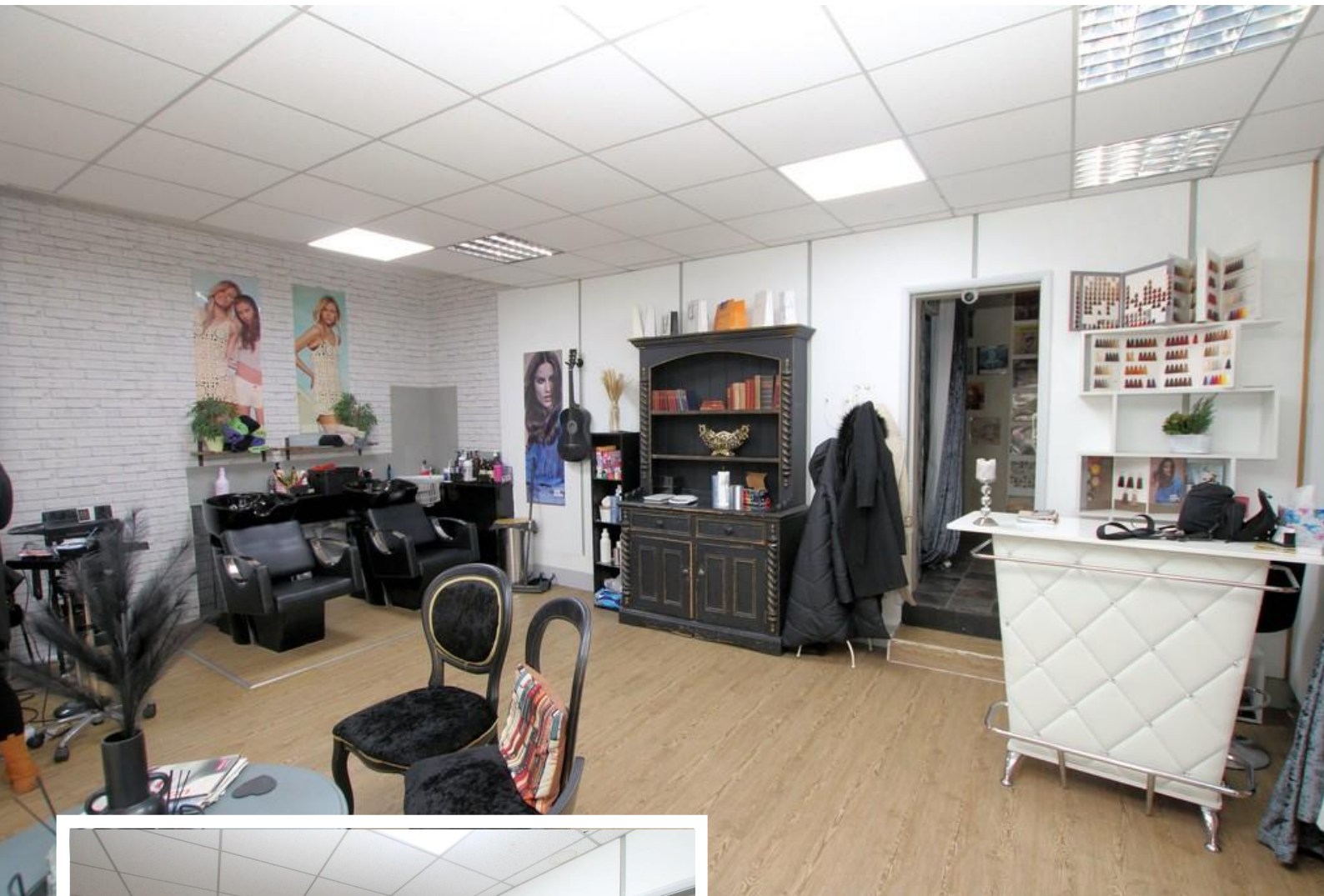


5- 6 High Street  
Lincoln, LN5 8BG

## Rent £12,000 Per Annum A Substantial Double-Fronted Retail Showroom Unit To Let

We are pleased to offer this retail/showroom property to let, which is currently being used as a Hairdressing and Beauty Salon, but considered suitable for a variety of business uses. The accommodation is currently configured to provide for a large retail space together with offices/treatment rooms off, but could be made more open-plan if required. The floor area extends to 102 sq.m (1,090 sq.ft) and viewing is highly recommended.





#### **LOCATION**

The property is prominently located along the southern stretch of High Street, close to the junction with St. Catherines roundabout, within a busy business district, with neighbouring occupiers comprising local and national retailers, together with residential properties. There is ample street parking available close-by.

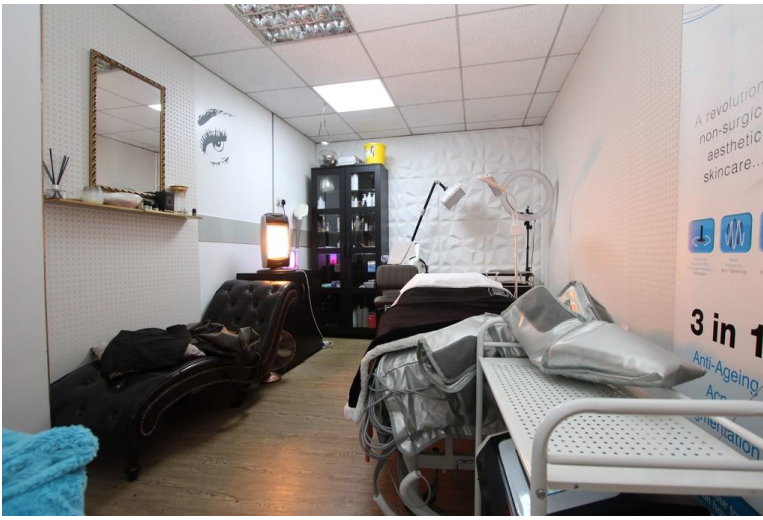
#### **ACCOMMODATION**

The property is currently configured to comprise a salon/showroom with a frontage of 6.6m and a depth of 7.5m and in addition, there are two further treatment rooms off (4.3m x 5m and 4.3m x 2.6m respectively). These treatment rooms are partitioned off the main showroom area and could be opened up if a larger open-plan space is required. In addition to the rear, there is a further treatment room 3m x 2.5m and kitchen/WC facilities together with a rear storeroom, giving access to the rear of the building. The overall internal floor area extends to 102 sq.m (1,090 sq.ft).

#### **SERVICES**

Mains electricity, drainage and water are connected to the property.

EPC Rating – C



## LEASE TERMS

The property is available to let for a term of years to be agreed, for a minimum term of three years, on an Internal Repairing Basis.

The ingoing Tenant is responsible for the Agent's referencing fee of £120 inc VAT per named person on the Lease and the Landlord's reasonable legal costs incurred in preparing the Lease.

A deposit equivalent to three months' rent will also be payable, together with a contribution towards Buildings Insurance. Further details are available on request.

## BUSINESS RATES

Rateable Value - £10,500

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 charged.

## 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

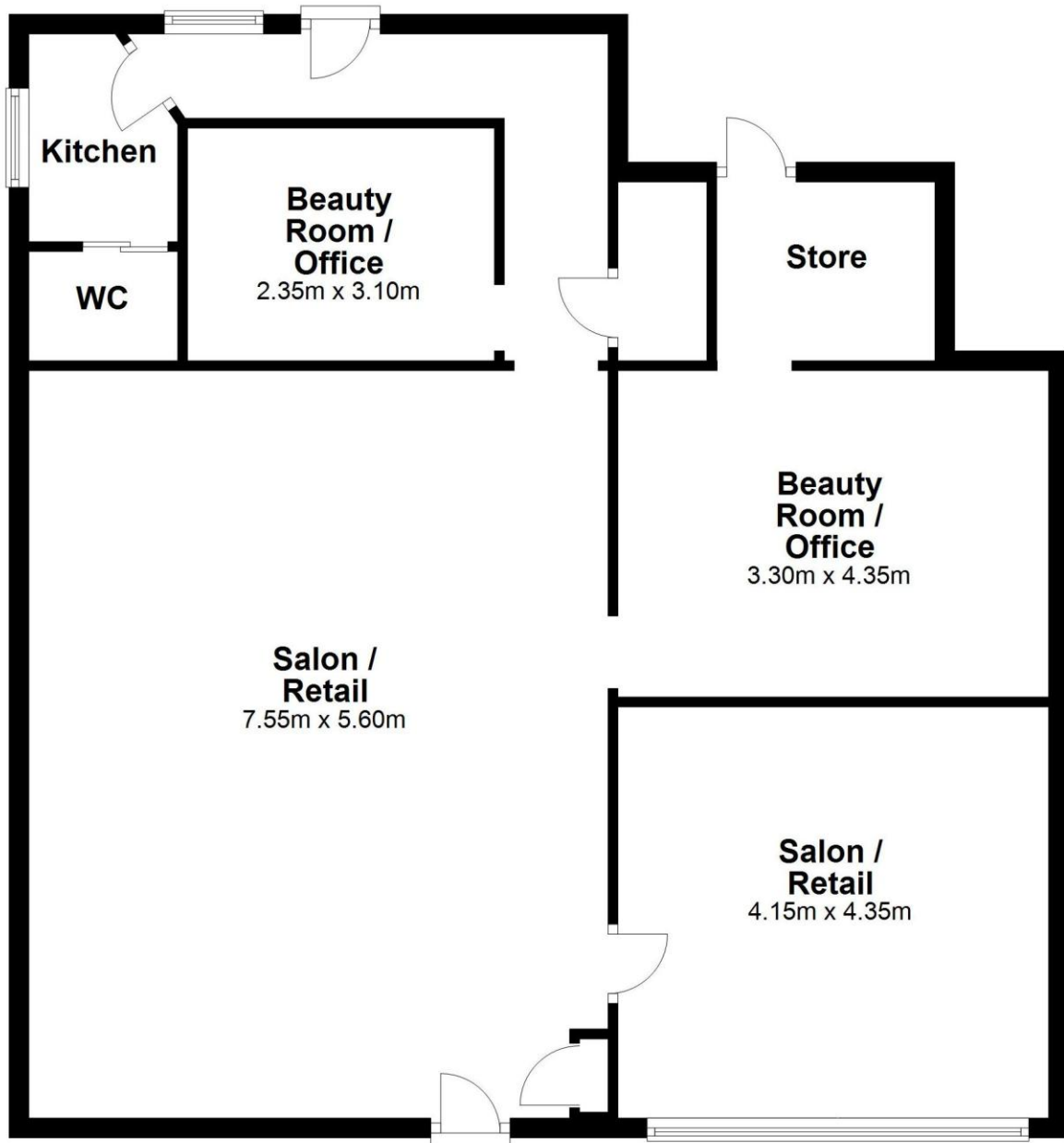
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

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. 102.1 sq. metres



Total area: approx. 102.1 sq. metres

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproprty.net)  
Plan produced using PlanUp.

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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 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.

