



**361 High Street**  
Lincoln, LN5 7RL

## Rent £15,000 Per Annum

We are delighted to offer to let this prominently located City Centre Retail Outlet located just south of Tentercroft Street and extending internally to 52 sq.m (560 sq.ft). The property further benefits from having an internal steel roller shutter security door covering the entire frontage and prior to a new Lease completing, the Landlord will be installing a new external shop front. To the rear of the property is a private car park and one parking space is allocated to the retail unit, accessible via Portland Street.



## 361 High Street, Lincoln, LN5 7RL

### LOCATION

The property is located on the southern fringe of Lincoln City Centre, just a short distance from Tentercroft Street and adjacent to the St. Marks Shopping Centre, with neighbouring occupiers comprising a mixture of local and national retail/consultancy businesses. The property is also located immediately adjacent to Lincoln County Court.

### DESCRIPTION

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### ACCOMMODATION

Retail Area - 6.2m x 8m

With roller shutter security door and the entire shop front is to be replaced with an aluminium double glazed display window and entrance door. Internally, the property benefits from a suspended ceiling throughout the retail space.

To the rear is a kitchen and WC facility to be installed by the Landlord prior to completion.

### SERVICES

Mains drainage, electricity and water are connected.

EPC RATING – To be confirmed.

### LEASE TERMS

The property is available to let under the terms of a new Lease for a number of years to be agreed at an annual rental of £15,000 per annum, excluding Business Rates and all other outgoings.

The Lease is to be on an Internal Repairing basis, subject to three yearly rent reviews and the ingoing Tenant will be responsible to contribute towards the Landlord's Buildings Insurance.

A deposit will be payable by the ingoing Tenant and the ingoing Tenant will also be responsible for a referencing fee (£120 inc VAT per named Tenant) and Lease preparation fee (£300 inc VAT). Further details are available on request.

### BUSINESS RATES

Business Rates are to be reassessed.

### VAT

VAT may be payable in addition to the rent.

### 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

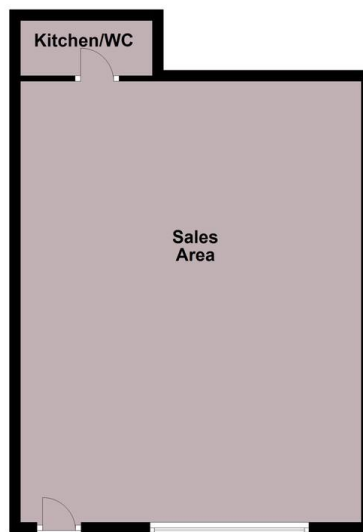
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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. 52.2 sq. metres (562.3 sq. feet)



Total area: approx. 52.2 sq. metres (562.3 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

29-30 Silver Street

Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[commercial@mundys.net](mailto:commercial@mundys.net)  
01522 556088

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.

