



City Centre Hairdressing Salon Ground Floor, 38 Grantham Street, Lincoln, LN2 1LW

**Rent £9,000 Per Annum
(Plus a Premium of £1,000 for all business fixtures and fittings)**

We are pleased to offer to let this rare opportunity to acquire a fully equipped hairdressing salon, located within Lincoln City Centre, just off the prime pedestrianised stretch of High Street, which has been refurbished and equipped to a contemporary specification to include three hairdressing stations and two backwash basins. A full inventory of all business fixtures and fittings is available to all seriously interested parties. The open-plan accommodation extends to 38 sq.m (407 sq.ft), together with ancillary kitchen and WC facilities. Viewing is highly recommended to appreciate the location and excellent presentation throughout.



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LOCATION

Grantham Street is located directly off Lincoln's pedestrianised High Street, on the junction with Pizza Express and The Cardinals Hat Public House. The property is therefore easily accessible and convenient for the full range of amenities that the Cathedral City of Lincoln has to offer.

DESCRIPTION

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ACCOMMODATION

The ground floor entrance lobby provides direct access to the salon - 4.5m (wide) x 8.4m (deep) being open-plan in nature and particularly well-presented and equipped. There is a secure storage cupboard underneath the stairwell and in addition to the main salon, there is a kitchen and WC facility.

SERVICES

Mains drainage, electricity and water are connected. Water is shared with the upper floors and the Landlord will apportion this when bills are received.

EPC Rating - C

LEASE TERMS

The property is available to let under the terms of a new Internal Repairing & Insuring Lease for a term of years to be agreed at a rental of £9,000 per annum. In addition, a one-off payment of £1,000 is required to purchase all salon business fixtures and fittings within the premises.

A rent deposit equivalent to three months' rent will also be required, refundable at the end of the term.

BUSINESS RATES

Rateable Value - £4,600

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.

SERVICE CHARGE

A Service Charge will be levied to contribute towards the costs associated with Buildings Insurance and maintenance of communal areas.

VAT

VAT is not understood to be chargeable in addition to the rent.

LEGAL COSTS

The incoming Tenant will be responsible for the Agent's referencing fee of £120 inc VAT together with the reasonable costs for the production of the Lease agreement.

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



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.

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