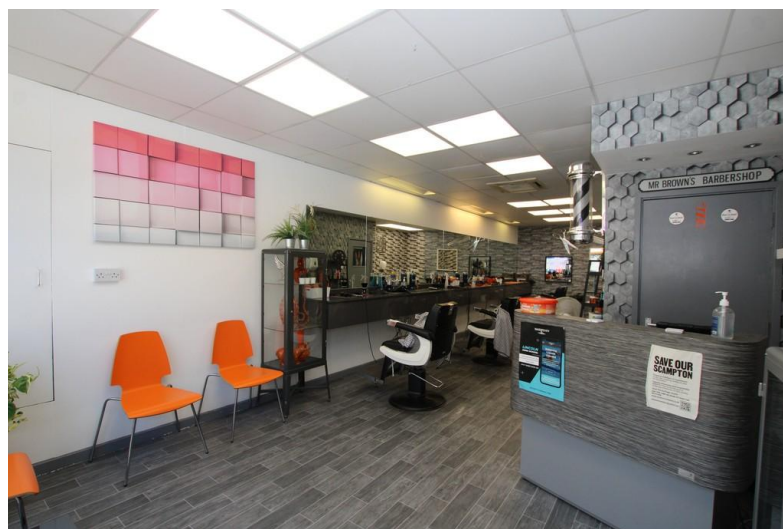
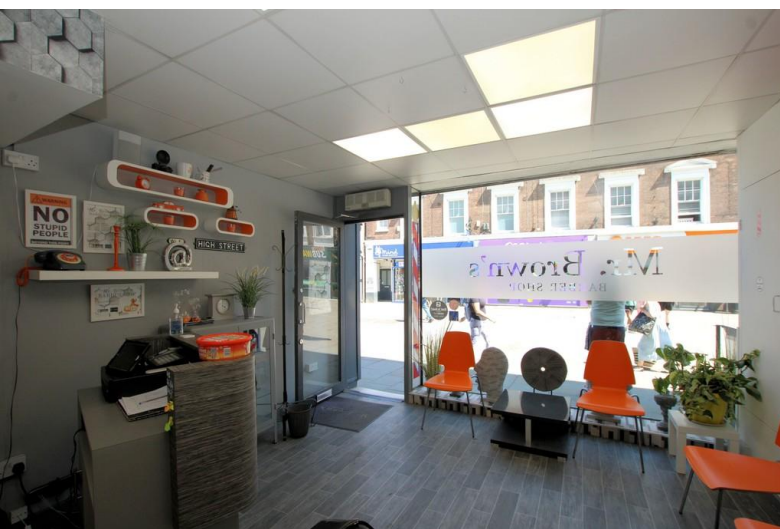


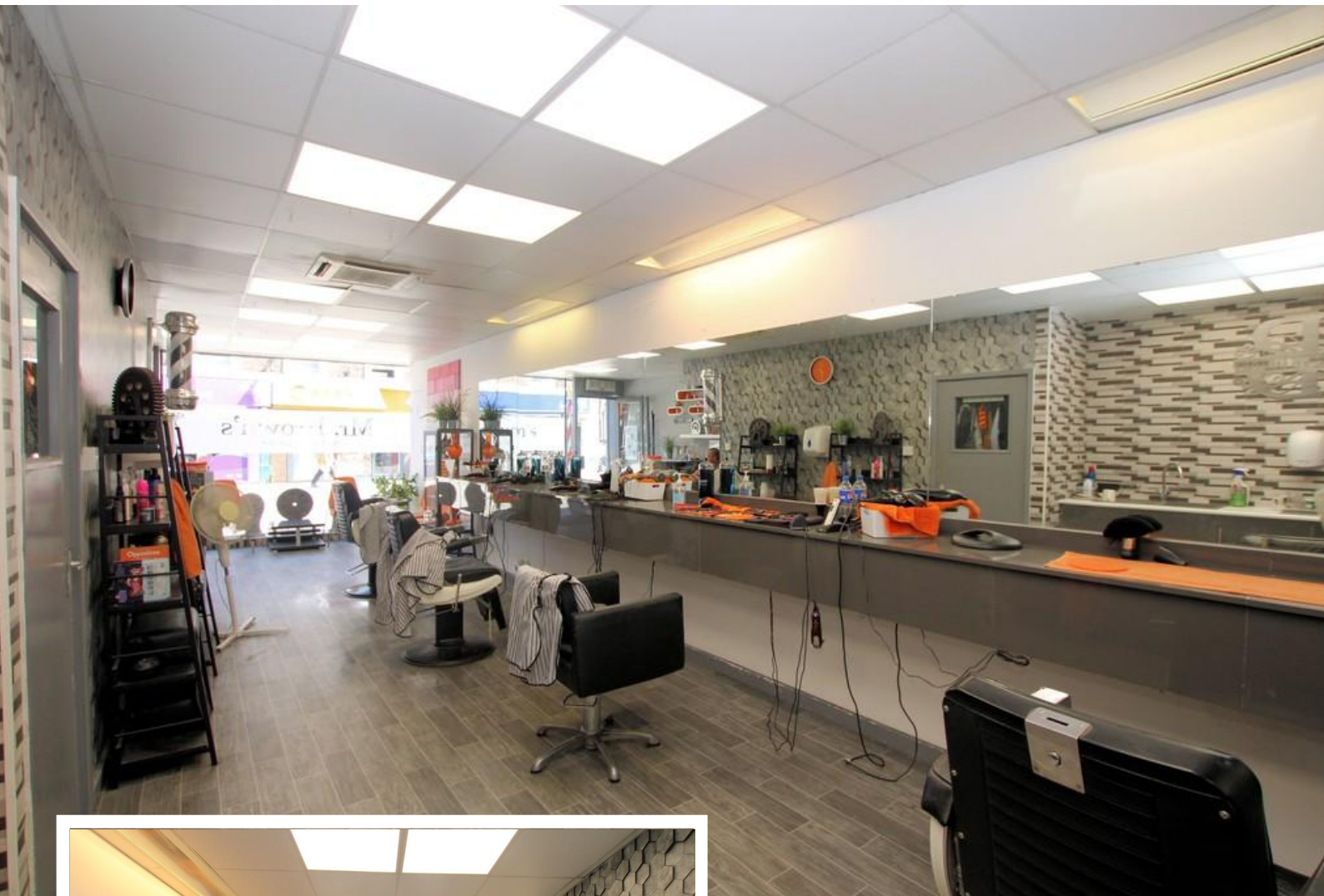


Investment Property for Sale
165 High Street, Lincoln, LN5 7AF

Guide Price £225,000

Mundys are pleased to offer to the market this investment opportunity in the centre of Lincoln. Located on the High Street and currently being let under the terms of a Full Repairing & Insuring Lease and generating an income of £16,000 per annum. The property has a floor area of Approx. 912.60 sq. ft. and comprises of a ground floor retail unit, first floor kitchen/store and further store/office space on the second floor, all let to a single tenant.





LOCATION

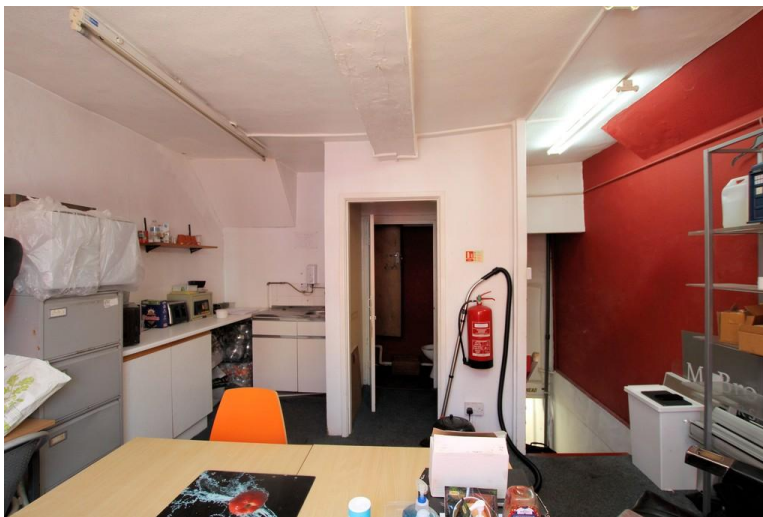
The property is situated in a prominent location on Lincoln's pedestrianised shopping precinct, close to a good number of national, regional and local retailers, including Poundland, Tesco, Iceland, JD Sports, Greggs, Costa and McDonalds. The main University campus is a short walk to the west.

The Cathedral City of Lincoln is a vibrant University City, famous for its Cathedral and Castle and having a population of circa. 100,000 residents and a much wider catchment given the surrounding villages and towns.

DESCRIPTION

Mundys are pleased to offer to the market this investment opportunity in the centre of Lincoln. Located on the High Street and currently being let under the terms of a Full Repairing & Insuring Lease and generating an income of £16,000 per annum. The property has a floor area of Approx. 912.60 sq. ft. and comprises of a ground floor retail unit, first floor kitchen/store and further store/office space on the second floor, all let to a single tenant.





ACCOMMODATION

Ground Floor – Currently operating as a barbershop having laminate flooring and air conditioning.

First Floor – Comprising of a kitchen/staff room with worktops and sink. Separate WC and sink with access to stairs to the second floor.

Second Floor – Currently used as storage, but has the potential to be office space subject to renovation works.

SERVICES

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

EPC Rating - D

TENURE

The property is held under the terms of a Full Repairing & Insuring Lease for the term of 10 years commencing 14th April 2016. The Lease, therefore, expires on 13th April 2026. The current passing rent is £16,000 per annum. Further details are available on request.

BUSINESS RATES

Rateable Value - £13,000

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.

VAT

VAT to be confirmed.

VIEWINGS

By prior appointment through Mundy's.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in to one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

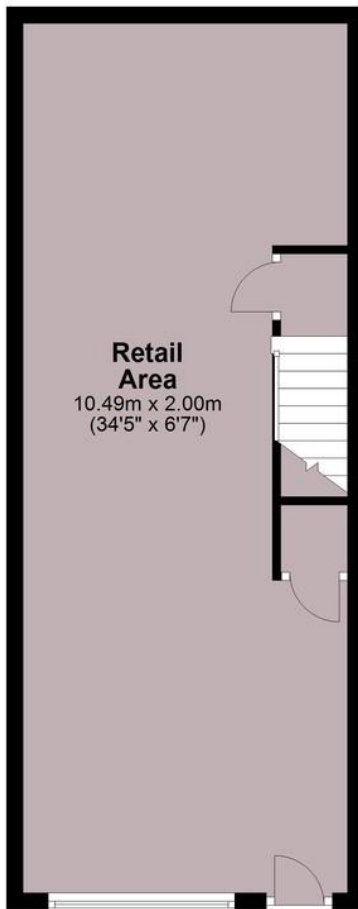
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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.

Regulated by RICS. Mundy's is the trading name of Mundy's Property Services LLP registered in England NO. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



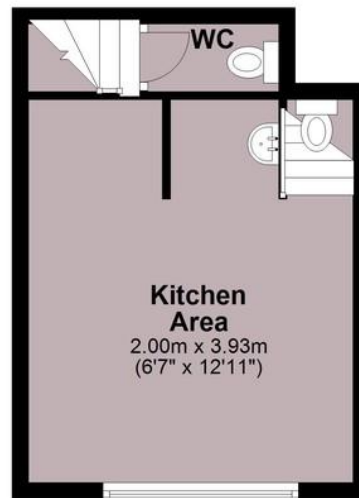
Ground Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



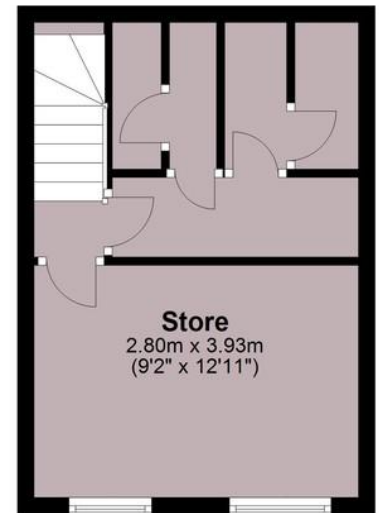
First Floor

Approx. 21.0 sq. metres (226.4 sq. feet)



Second Floor

Approx. 22.5 sq. metres (242.4 sq. feet)



Total area: approx. 84.8 sq. metres (912.6 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29-30 Silver Street

Lincoln

LN2 1AS

commercial@mundys.net

01522 556088

22 Queen Street

Market Rasen

LN8 3EH

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.

