



King&Co.

6 CLASKETGATE, LINCOLN, LN2 1JS
GUIDE PRICE £150,000 OR
3 YEAR LEASE STARTING AT £7,500 PA





Location	Located just off the northern part of the pedestrianised High Street this lock up retail unit has a good display window together with first floor accommodation
Description	A former cafe which has been refurbished located just off the upper High Street together with kitchen and first floor accommodation
Accommodation	Main Shop unit with display window fronting Clasketgate, Good sized kitchen area, w.c. Steps leading to a first-floor storage area. Staircase rising from the main display area leading to a first-floor accommodation. There is second floor storage available
Services	Mains electricity, water and drainage are connected to the property
Terms	Available either For Sale at a price of £150,000 or for rent with a new 3-year lease at a starting rent of £7500 per annum exclusive on internal repairing and insurance basis.
Viewing	By appointment through the Agents office