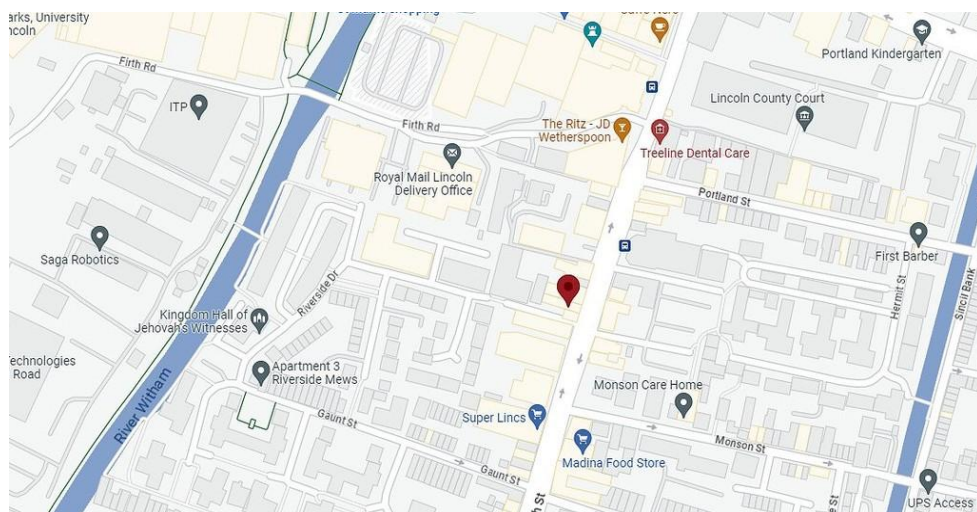




128 High Street
Lincoln, LN5 7PJ

Price £175,000 Investment Property For Sale

This substantial Freehold City Centre Property is being offered for sale as an investment property being fully let under the terms of a Full Repairing & Insuring Lease and generating an income of £12,000 per annum. The property comprises a ground floor retail unit, with living accommodation at first and second floor level, all let to a single Tenant.



128 High Street, Lincoln, LN5 7PJ

LOCATION

The property is located on the southern fringe of Lincoln City Centre, within a busy commercial district. When leaving the City Centre, the property can be identified on High Street, on the right hand side.

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

This substantial Freehold City Centre Property is being offered for sale as an investment property being fully let under the terms of a Full Repairing & Insuring Lease and generating an income of £12,000 per annum. The property comprises a ground floor retail unit, with living accommodation at first and second floor level, all let to a single Tenant.

SERVICES

Mains drainage, gas, electricity and water are understood to be connected.

EPC RATING – D

TENURE

The property is held under the terms of a Full Repairing & Insuring Lease for a term of 21 years commencing 26th August 2008. The Lease, therefore, expires on 25th August 2029. The current passing rent is £12,000 per annum. Further details are available on request.

BUSINESS RATES

Council Tax Band - A

Rateable Value - £5,200

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

To be confirmed.

VIEWINGS

By prior appointment through Mundys.

NOTE

1. None of the 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



29-30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
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.

