

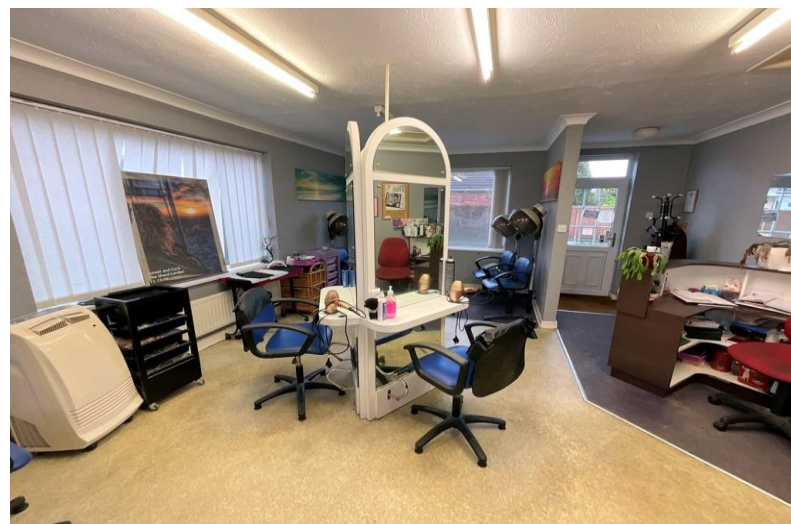


FREEHOLD PROPERTY FOR SALE

183B Lincoln Road, North Hykeham, Lincoln, LN6 8PB

Asking Price of £60,000

An excellent opportunity to purchase a Freehold Retail Property. The property currently operates as a salon and comprises a salon area (32.7 sq.m/352 sq.ft), kitchenette, separate WC and store and has a small lawned garden to the rear. The property will be sold with Vacant Possession.



183B Lincoln Road, North Hykeham, Lincoln, LN6 8PB

LOCATION

The property is located in an established residential area. There are a good range of local amenities and facilities within North Hykeham to include other local shops and businesses, public houses, an ASDA supermarket and educational institutions.

ACCOMMODATION

A uPVC double glazed entrance door provides access to the salon - 6.12m x 4.93m max dimensions (32.7 sq.m/352 sq.ft).

Having uPVC double glazed windows to the front, side and rear elevations, three wash basins with storage beneath and two radiators.

Kitchenette - 2.18m x 1.30m

Having worksurfaces with inset sink and uPVC double glazed window to rear elevation.

Separate WC with toilet and uPVC double glazed window to rear elevation.

There is pedestrian access to the right hand side of the property and this leads across the rear to an attached store - 2.83m x 1.15m which houses the gas boiler and hot water cylinder.

There is a small lawned area to the rear of the property.

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Gas central heating.

EPC Rating – C(63).

TENURE

The Vendor has advised that the property is available on a Freehold basis.

BUSINESS RATES

Rateable Value - £3,850

The property may benefit from the reduced 'Retail, Hospitality & Leisure' Multiplier of £38.2p in the pound (2026/2027)

VAT

The Vendor advises that VAT is not payable on the purchase price.

LEGAL COSTS

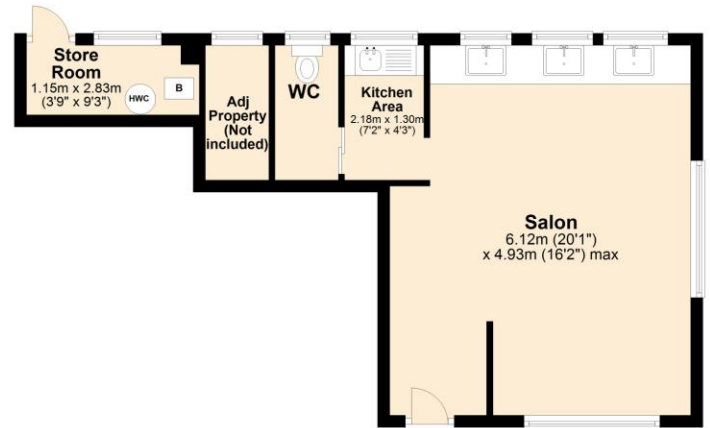
Each party will be responsible for their own legal fees incurred in the transaction.

VIEWINGS

By prior appointment through Mundys.

Ground Floor

Approx. 40.2 sq. metres (432.4 sq. feet)



Total area: approx. 40.2 sq. metres (432.4 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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 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 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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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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