

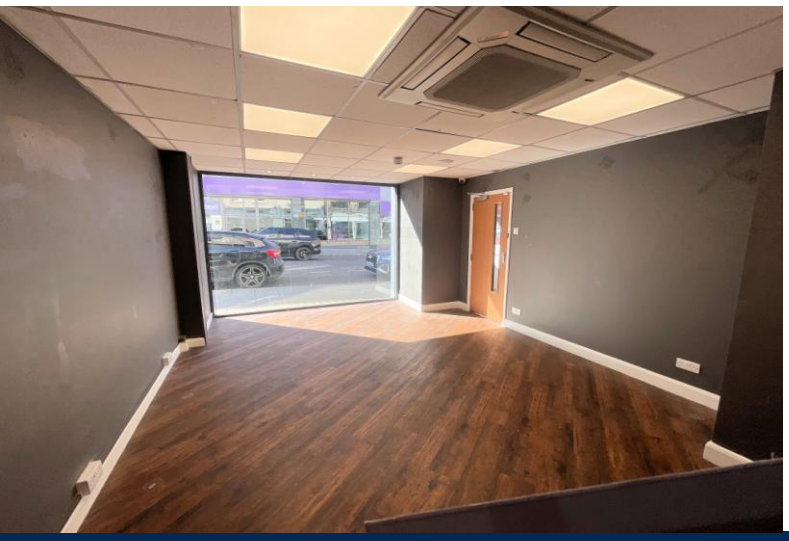
Mundys COMMERCIAL

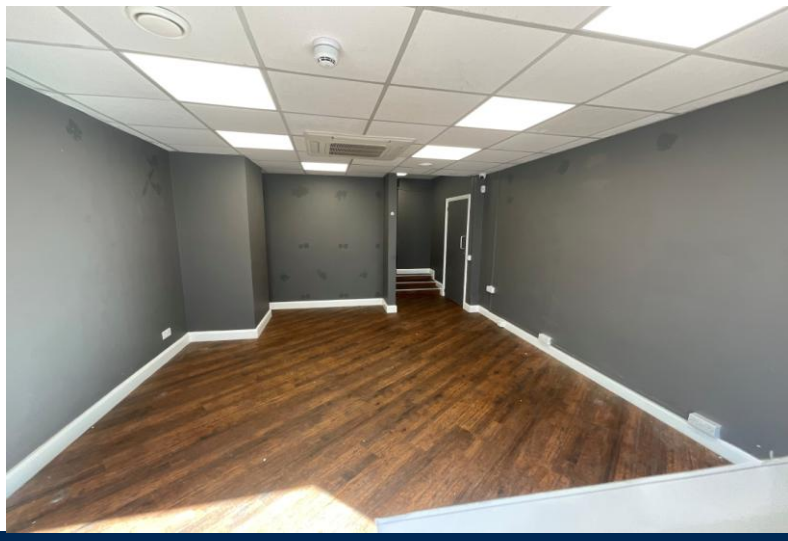
Ground Floor Unit To Let

Unit 1A, 39 Silver Street, Lincoln, LN2 1EH

Rent £13,000 Per Annum

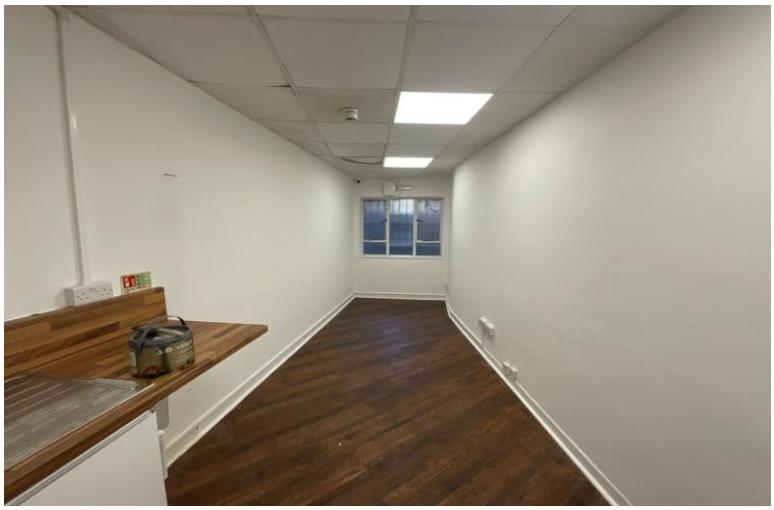
We are pleased to offer to let this self-contained unit which is suitable for a number of different uses. Consisting of a showroom/retail area of 19 sq. m (205 sq. ft.) plus W.C (allowing wheelchair access) and rear kitchen/store/office space. Located on Silver Street, it is in the heart of the City Centre and Lincoln's Prime High Street and the business district are in close walking distance as is the Lincoln Transport Hub providing the main line bus and rail connections.





Unit 1A, 39 Silver Street, Lincoln, LN2 1EH







LOCATION

The property is prominently located with frontage onto Silver Street, Lincoln's established central business district, with neighbouring occupiers comprising a mixture of Estate Agents, Solicitors, Retailers and Leisure Operators. Silver Street is located directly off Lincoln's prime High Street of the City Centre, which is within walking distance of the Lincoln Transport Hub with its bus and rail connections and Lincoln University.

The Cathedral City of Lincoln is the major administrative and shopping centre within Lincolnshire, having a resident population in the region of 100,000 and a much wider catchment given the surrounding towns and villages.

DESCRIPTION

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SERVICES
Mains electricity, water and drainage are all connected to the property. The electricity and water are sub-metered and charged back to the Tenant by the Managing Agent. Heating and cooling is provided by an air-conditioning unit.

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. A deposit will also be payable.

The ingoing Tenant is responsible for the Estate Agent's Referencing Fee (£150 inc VAT), together with the Landlord's reasonable fees for producing the Lease. Further details are available on request.

BUSINESS RATES
Rateable Value - £7,300

Retail, Hospitality and Leisure Multiplier (2026/2027) 38.2p in the £.

VAT
VAT is not currently payable on the annual rent.

PARKING
30 min free parking is available along Silver Street and pay and display car parks are available close-by.

PLANNING
The property is classified as being suitable for Class E Retail & Business uses as described by the Town & Country Planning (Use Classes Order) 1987 (as amended).

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:

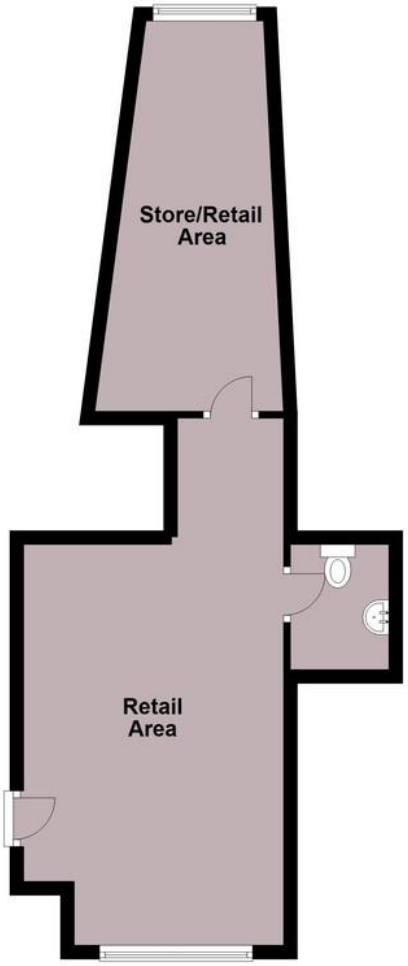
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

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.

Ground Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



Total area: approx. 39.0 sq. metres (420.2 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 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.

The Property Ombudsman