



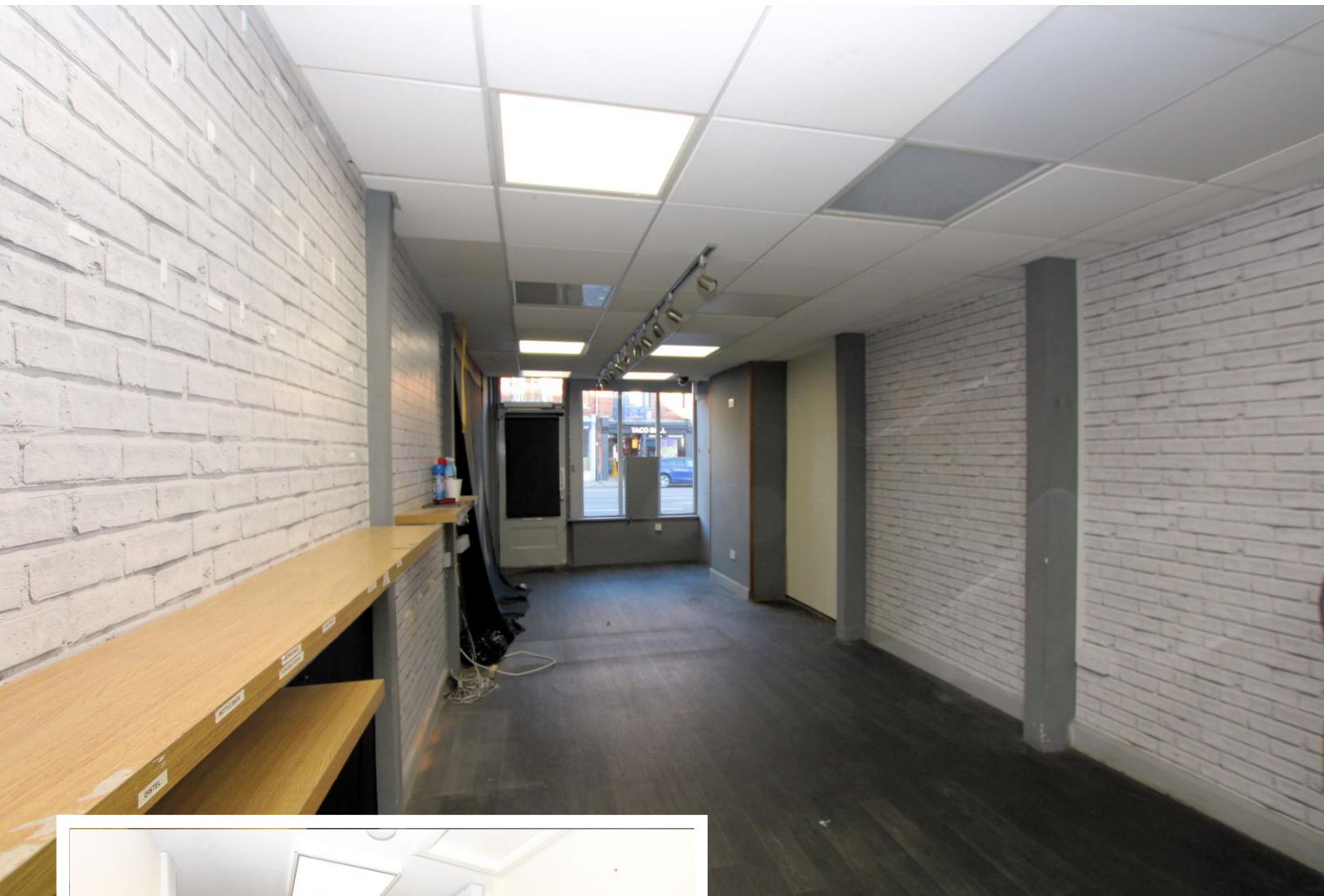
TO LET

80 High Street, Lincoln, LN5 8AA

Rent £650 PCM

We are pleased to let this ground floor self-contained retail unit located on Lincoln's High Street. The accommodation extends to 52.1 sq.m (560 sq.ft) comprising a larger than average open-plan Retail/Sales Area, together with further ancillary Workspace/Stores and Kitchen/WC facilities. The property is considered suitable for a variety of professional services.





LOCATION

The property is located close to the Junction of High Street and Boultham Avenue, on the southern fringe of Lincoln City Centre. High Street is the principal retail district of Lincoln, which has recently undergone significant Highways improvements. The property has the benefit of short-stay parking immediately in front of the building, along High Street.

DESCRIPTION

(Business Unaffected) - We are pleased to let this ground floor self-contained retail unit located on Lincoln's High Street. The accommodation extends to 52.1 sq.m (560 sq.ft) comprising a larger than average open-plan Retail/Sales Area, together with further ancillary Workspace/Stores and Kitchen/WC facilities. The property is considered suitable for a variety of retail uses.

SERVICES

Mains drainage, electricity and water are connected.

EPC Rating – B



TENURE

The property is available to let under the terms of a new Internal Repairing & Insuring Lease for a term of years to be agreed exclusive of Business Rates and all other outgoings. Apportioned Buildings Insurance will be charged back to the ingoing Tenant and a deposit equivalent to three months' rent will also be payable.

BUSINESS RATES

Rateable Value - £5,400

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 is not payable on the rent.

LEGAL COSTS

The prospective Tenant will be responsible for the payment of a referencing fee of £120 inc VAT and in addition, the ingoing Tenant will be responsible for the Landlord's reasonable legal costs for the preparation of the Lease. Further details are available on request.

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

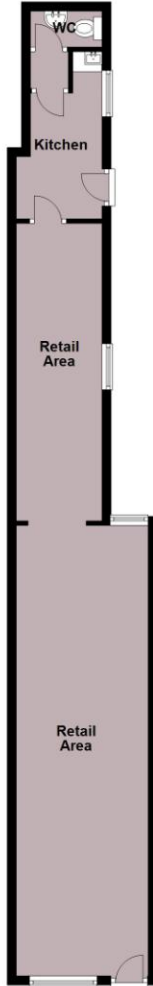
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

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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Ground Floor
Approx. 48.9 sq. metres (526.6 sq. feet)



Total area: approx. 48.9 sq. metres (526.6 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.

