



**80 High Street**

Lincoln, LN5 8AA

## **Rent £4,800 pa Ground Floor Retail Unit to Let**

We are pleased to offer to let this recently refurbished self-contained retail unit, located on Lincoln's High Street, with floorspace extending to 14 sq.m (150 sq.ft) comprising a retail/sales area, together with a WC compartment, which is considered ideally suited to a variety of retail/business uses, including Retail, Office, Deli, Hair & Beauty Salon, etc.





**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.

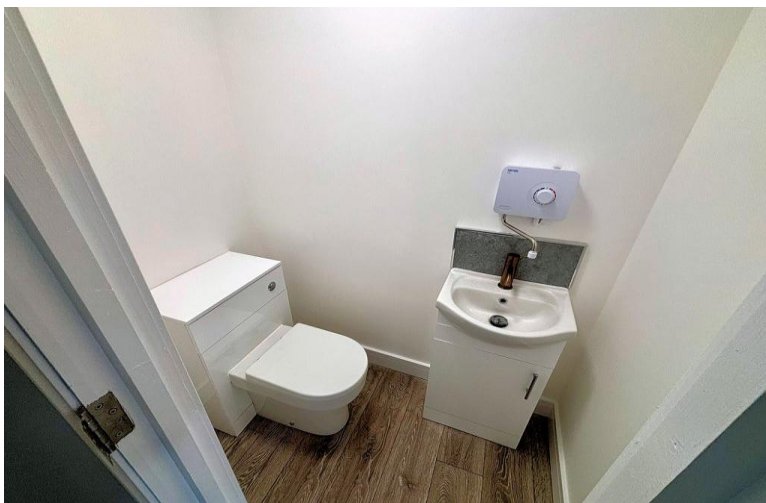
**DESCRIPTION**

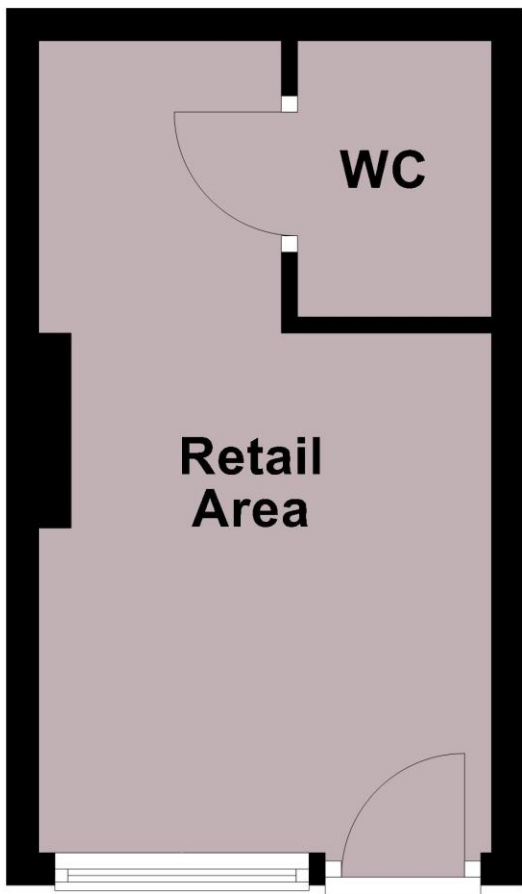
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**SERVICES**

Mains drainage, electricity and water are connected.

EPC Rating – B





Floorplan for illustration purposes only  
Plan produced using PlanUp.

## 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 exclusive of Business Rates and all other outgoings. The Tenant is responsible for maintaining the interior and shop front. Apportioned Buildings Insurance will be charged back to the ongoing Tenant and a deposit equivalent to three months' rent will also be payable.

## BUSINESS RATES

Rateable Value - To be assessed.

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

## VAT

VAT is not payable on the rent.

## FEES

The prospective Tenant will be responsible for the payment of a referencing fee of £150 inc VAT and in addition, the ingoing Tenant will be responsible for the Landlord's reasonable costs for the preparation of the Lease. Further details are available on request.

## PLANNING

The property is understood to be classified as Class 'E' Retail under the Town & Country Planning (Use Classes Order) 1987 (as amended). The unit may be suitable for a variety of uses subject to the necessary planning consents being obtained and it is the responsibility of the ingoing Tenant to ensure that the property has the permitted use for their intended business and occupation.

## VIEWINGS

By prior appointment through Mundys.

## WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

## SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in to one of our offices or visit our website for more details.

## BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

## GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

## NOTE

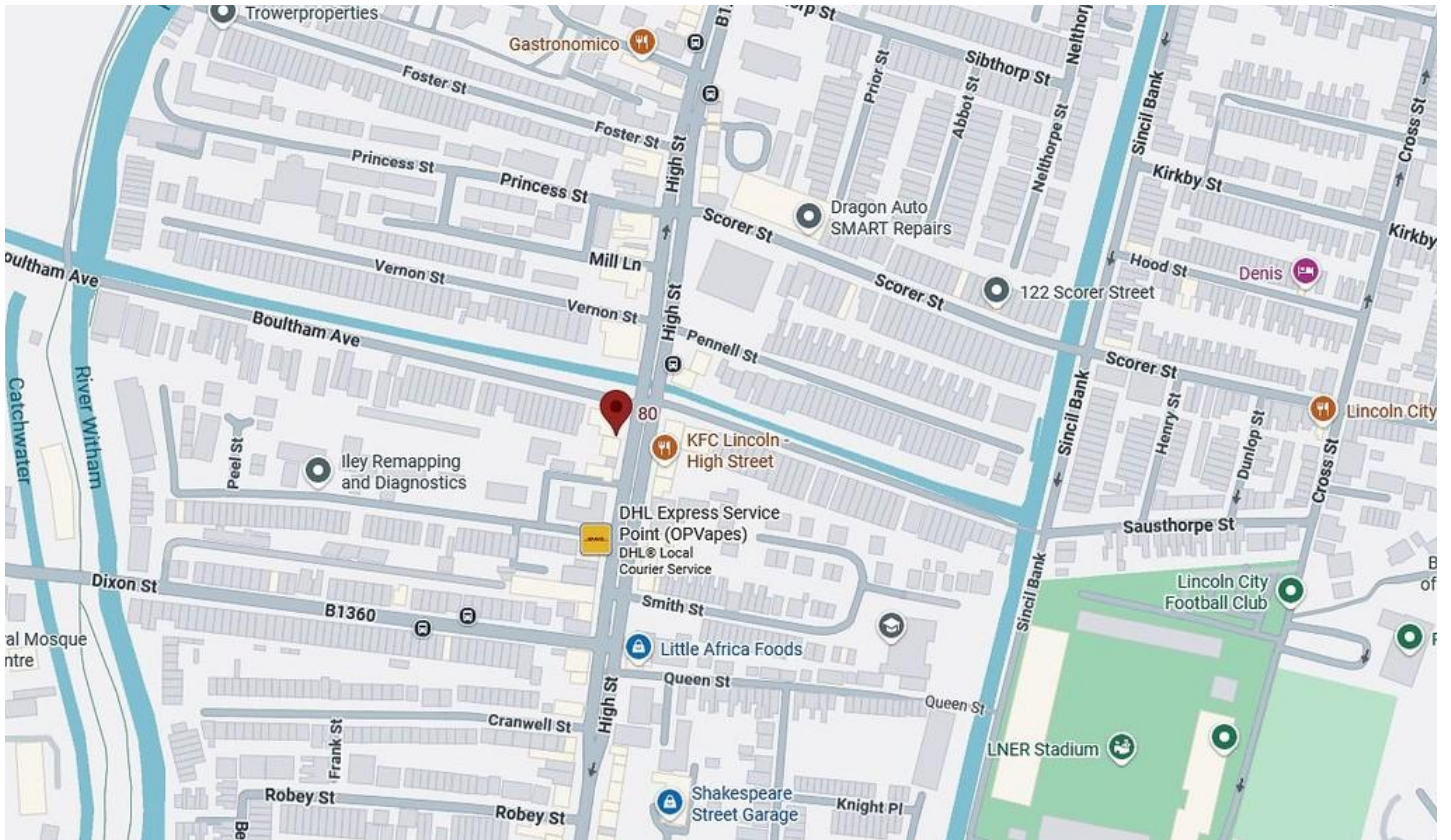
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## 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.

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.



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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.

