



**120 Newark Road,
Lincoln, LN5 8QD**

Retail Unit TO LET £6,600 per annum

We are pleased to offer TO LET this ground floor retail unit located on the south side of Lincoln City Centre. Comprising of retail area, kitchen/store area and a W.C. Having a floor area of 547 sq. ft. (51 sq. meters). Suitable for a variety of business uses.



LOCATION

Newark Road (A1434) is one of the main arterial routes running south of Lincoln City Centre and located approximately one mile south of the City, within a mixed residential and commercial district, close to a full range of amenities.

DESCRIPTION

We are pleased to offer TO LET this ground floor retail unit located on the south side of Lincoln City Centre. Comprising of retail area, kitchen/store area and a W.C. Having a floor area of 547 sq. ft. (51 sq. meters). Suitable for a variety of business uses.

BUSINESS RATES

Rateable Value - £6,100

Small Business Multiplier (2024/2025) 49.9p in the £.
The property may qualify for small business rates relief.

VAT

VAT is not payable on the annual rent.

SERVICES

Electricity and mains drainage are connected.

EPC RATING – C

LEASE TERMS

The property is available to let for a term of years to be agreed. The property is to be let on an Internal Repairing & Insuring Terms. A deposit will also be payable. Further details are available on request.

FEES

The ingoing Tenant will be responsible for a referencing fee of £150 inc VAT and the Landlord's reasonable legal costs associated with the preparation of a Lease. Further details are available on request.

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

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 into 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

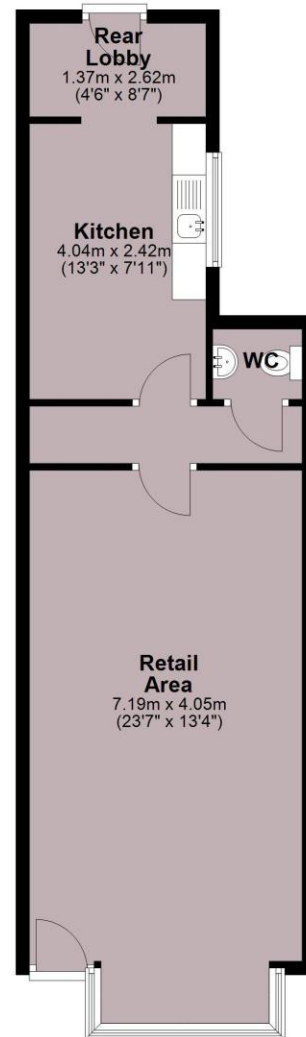
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

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. 50.8 sq. metres (546.4 sq. feet)



Total area: approx. 50.8 sq. metres (546.4 sq. feet)

29-30 Silver Street

Lincoln

LN2 1AS

commercial@mundys.net

01522 556088

22 Queen Street

Market Rasen

LN8 3EH

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 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.