



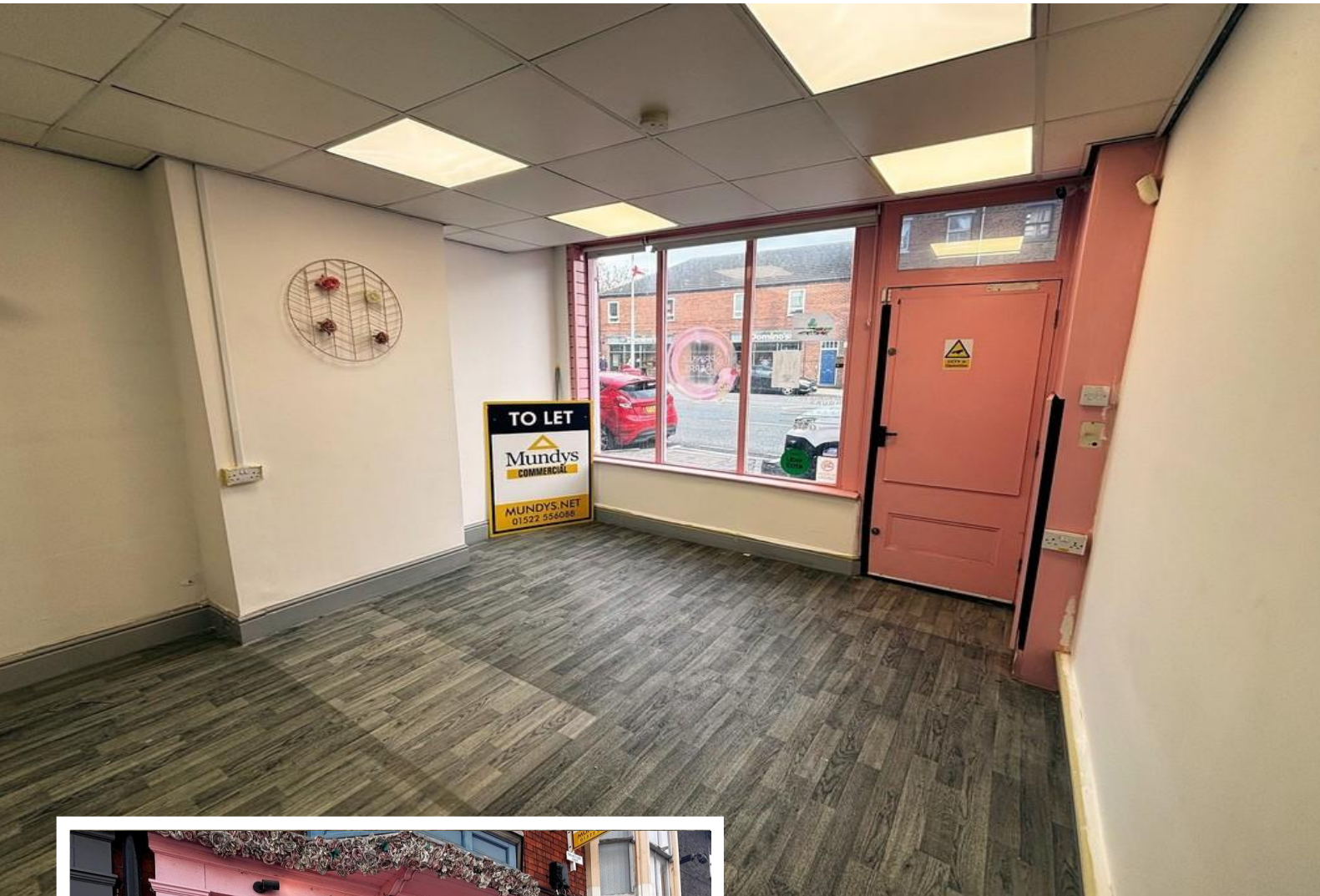
TO LET

79 High Street, Lincoln, LN5 8AA

Rent £6,600 Per Annum

This well-presented ground floor retail unit considered suitable for CAFE, HAIR SALON, OFFICE use and is located prominently on Lincoln's High Street and provides open-plan retail space extending to 24 sq.m (256 sq.ft) with self-contained WC facilities off. This property is considered suitable for a variety of retail uses and viewing is highly recommended.





LOCATION

The property is located close to the junction of High Street with Boultham Avenue, on the southern fringe of Lincoln City Centre. High Street is the principal retail district of Lincoln which has recently undergone significant improvements and the property further benefits from having short-stay car parking space immediately outside.

DESCRIPTION

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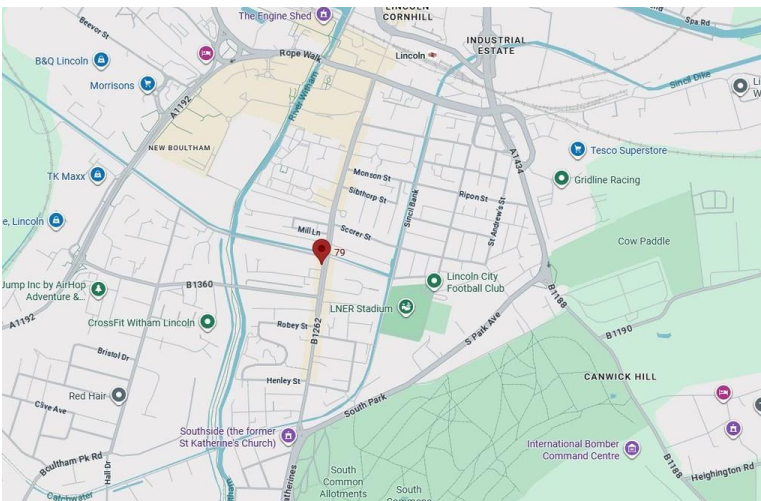
SERVICES

Mains drainage, electricity and water are connected.

EPC Rating - To be confirmed

LEASE TERMS

The property is available to let for a term of years to be agreed on an Internal Repairing & Insuring Lease. A deposit equivalent to three months' rent will also be payable.



BUSINESS RATES

Rateable Value - To be confirmed.

VAT

VAT is not payable in addition to the rent.

COSTS

The ingoing Tenant will be responsible for the payment of a referencing fee of £150 inc VAT and in addition the Tenant will be responsible for the Landlord's reasonable costs incurred for preparing a Lease estimated to be in the region of £480 inc VAT. Further details are available upon 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

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.

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Ground Floor

Approx. 24.8 sq. metres (266.7 sq. feet)



Total area: approx. 24.8 sq. metres (266.7 sq. feet)

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.

