



Thriving and Long-Established Business For Sale Sharpe's Sweets, 46 Sincil Street, Lincoln, LN5 7ET

**Guide Price £85,000
(For the Lease and Business, Plus Stock at Valuation)**

Located within the recently refurbished Cornhill district of Lincoln, this property occupies a prime position, opposite the Market Hall and comprises a very well-regarded and long-established sweet shop business, popular with locals and tourists alike. The premises, held on Lease, provide extensive ground floor retail accommodation together with additional storage and office accommodation at ground and first floor level, extending, in total, to 67 sq.m (720 sq.ft).



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LOCATION

The property is prominently positioned within the recently regenerated Cornhill district of Lincoln City Centre and Sincil Street provides a direct-link between the Waterside Shopping Centre and the Lincoln Transport Hub, comprising the Bus and Railway Stations. Sincil Street contains an eclectic mix of local retailers and is located directly opposite the indoor market and restaurants and leisure facilities available within Cornhill.

ACCOMMODATION

At ground floor level, the retail accommodation is open-plan, extending to circa. 40 sq.m (430 sq.m). In addition, there is ground floor storage accommodation and at first floor level, further office space with ancillary stores and staff room/WC facilities. The overall floor area extends to 67 sq.m (720 sq.ft).

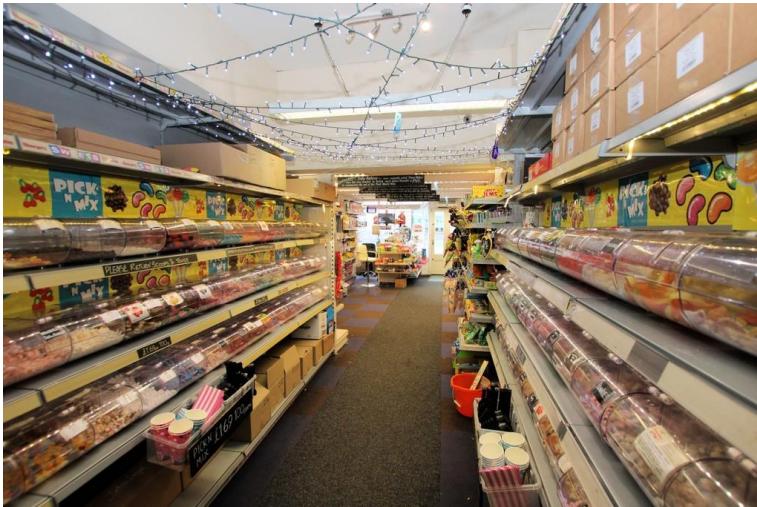
SERVICES

Mains electricity, water and drainage are connected.

EPC RATING – C

LEASE TERMS

The premises are available to take under the terms of a new Lease for a term of 5 years, at a rent of £22,000 plus VAT per annum. A deposit may also be payable.



BUSINESS RATES

Rateable Value - £22,000

The current owners have indicated that the currently monthly rates liability is circa. £550.

Small Business Multiplier (2024/2025) 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 chargeable on the rent at the prevailing rate.

LEGAL COSTS

The prospective Purchaser of the business will be responsible for their own legal costs in relation to the purchase, together with the Landlord's reasonable legal costs in preparing a new Lease. There will also be a payment to the Agent of £150 inc VAT for the purposes of referencing.

PLANNING

The property is understood to be classified as Class E 'Retail' under the Town & Country Planning (Use Classes Order) 1987 (as amended).

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

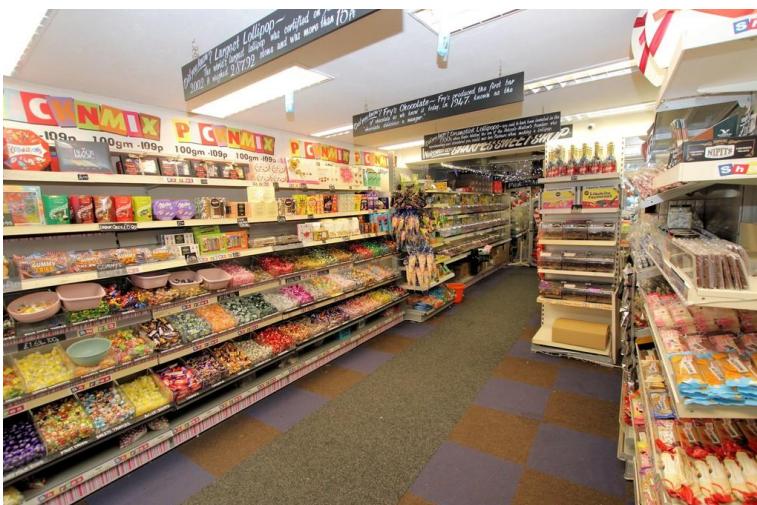
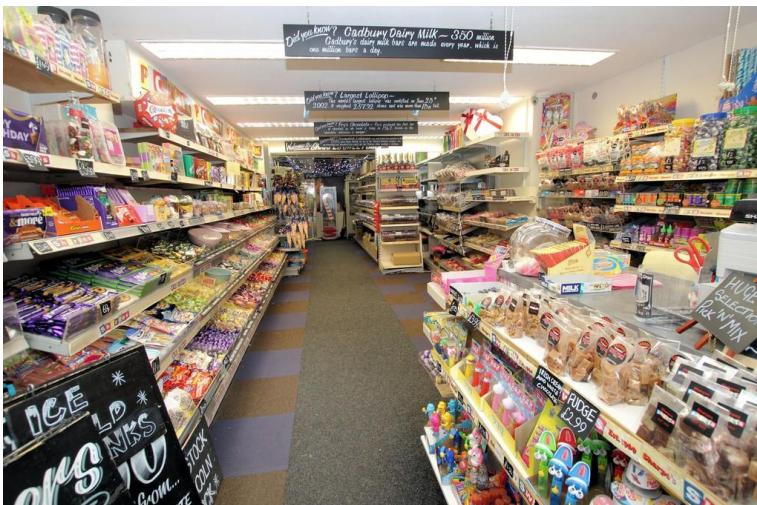
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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.

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FLOOR PLAN TO FOLLOW

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 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.

