



TO LET
24A Steep Hill, Lincoln, LN2 1LU

Rent £14,000 Per Annum
Self-Contained Retail Unit within a Prime Tourist/Retail Location

We are pleased to offer to let this small retail unit, within Lincoln's premier retail location, situated within the heart of the historic 'Steep Hill' district of the City Centre, close to the Castle and Cathedral and sitting within a bustling tourist district, just a short walk away from Lincoln's famous Bailgate area and the High Street within the City Centre, famous for its independent businesses, vintage boutiques, quaint tea rooms and the long-established neighbouring chocolate shop. The retail space extends to 13.5 sq.m (145 sq.ft). The property currently incorporates a range of shelving units, which can be used for display purposes if required.



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LOCATION

The property is situated in the heart of the historic 'Steep Hill' district of Lincoln, close to the Castle, Cathedral and all tourist attractions around the Bailgate area, yet just a short walk from the main city centre High Street. Steep Hill is famous for its eclectic mix of local retailers which include eateries, local crafts, boutiques etc.

Lincoln is one of England's finest Cathedral Cities, having a population and surrounding catchment of circa. 550,000 residents.

ACCOMMODATION

The retail space is self-contained and benefits from having a beautiful panelled wall and original stone fireplace, which create an excellent, atmospheric retail environment and is currently equipped with shelving/storage units, which can be removed if required. To the rear of the retail area is a WC compartment and staff area/kitchen facility. The overall ground floor space extends to 13.5 sq.m (145 sq.ft).

SERVICES

Mains water, electricity and drainage are connected to the property.

EPC Rating - No applicable (Grade II Listed).





LEASE TERMS

The property is available to let for a term of years to be agreed at a rental of £14,000 per annum (£1,166.67 per calendar month). The ingoing Tenant will be responsible for the payment of a three month rent deposit and will also be responsible for the payment of a referencing fee of £150 inc VAT and a Lease preparation fee of £500 inc VAT.

BUSINESS RATES

Rateable Value - £6,000

Small Business Multiplier (2025/2026) 49.9p in the £.

The property qualifies for Small Business Rates Relief, and it is therefore likely that the ingoing Tenant will be exempt from the payment of Business Rates, depending on individual circumstances.

VAT

VAT is not payable in addition to the rent.

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

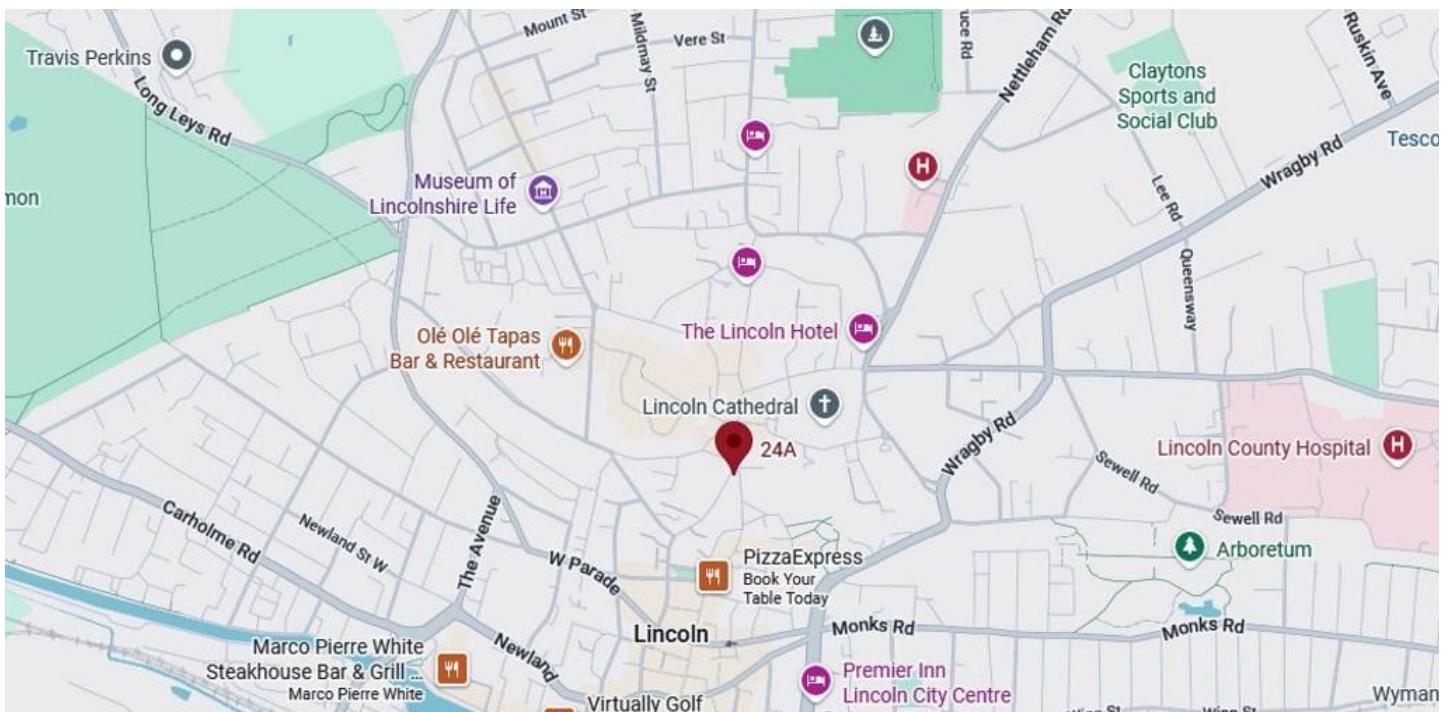
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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Ground Floor

Approx. 13.5 sq. metres (145.4 sq. feet)



Total area: approx. 13.5 sq. metres (145.4 sq. feet)

29-30 Silver Street

Lincoln

LN2 1AS

commercial@mundys.net

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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.

