

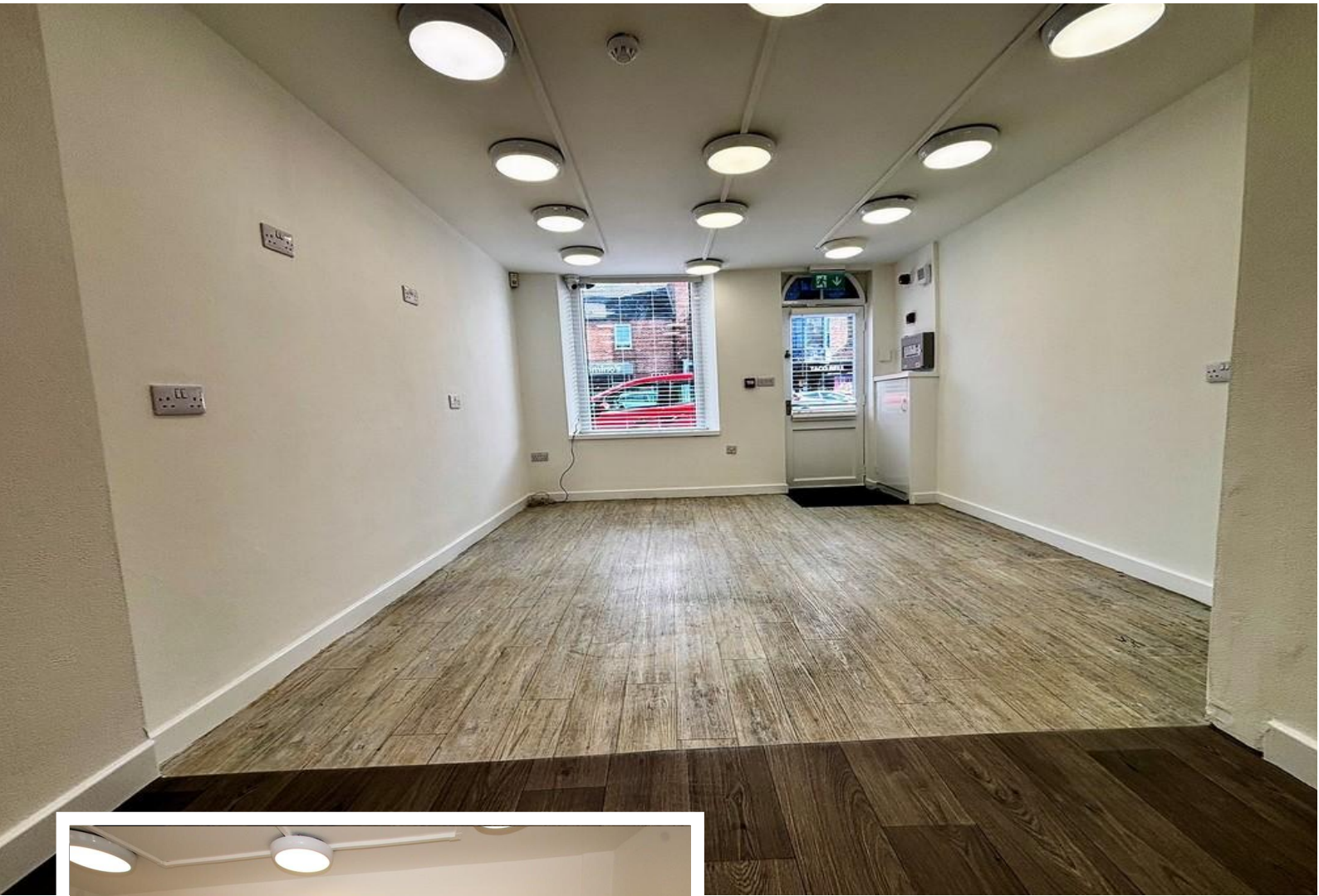


**81 High Street
Lincoln, LN5 8AA**

Guide Price £85,000 Ground Floor Retail Unit For Sale

This is a rare opportunity to purchase a very well-presented self-contained retail unit extending to 19.5 sq.m (210 sq.ft), which has just been refurbished and is ready for immediate occupation. The property is considered suitable for a variety of business uses.





LOCATION

The property is prominently located along Lincoln's High Street, within a busy commercial/residential district, situated approximately half a mile south of Lincoln's City Centre.

The Cathedral City of Lincoln is a vibrant University City, famous for its Cathedral, Castle and having a population of circa. 100,000 residents, together with a much wider catchment given the surrounding villages and towns.

DESCRIPTION

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ACCOMMODATION

The retail premises have a frontage of 3.4m and a total depth of 6.4m, with a modern WC compartment located towards the rear of the property, together with a fire escape access. The accommodation is presented to a high standard, having been recently redecorated throughout.



SERVICES

Mains electricity, water and drainage are connected.

EPC Rating - C

TENURE

The property is being sold on a Long Leasehold basis (999 years) and a Peppercorn Ground Rent will be payable. Full details to be confirmed.

A Service Charge will be payable to contribute towards the maintenance of the entire building, including Buildings Insurance. Further details are available on request.

The Freehold to be divided appropriately between the Long Leaseholders of 5 properties in total, once all properties have been sold.

BUSINESS RATES

Rateable Value - £4,700

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

VAT

The property is understood to be elected for VAT, which will be chargeable in addition to the purchase price.

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 incoming 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.

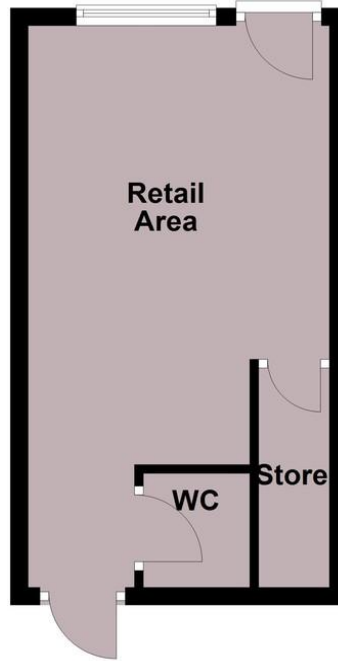
GENERAL

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 give notice that:

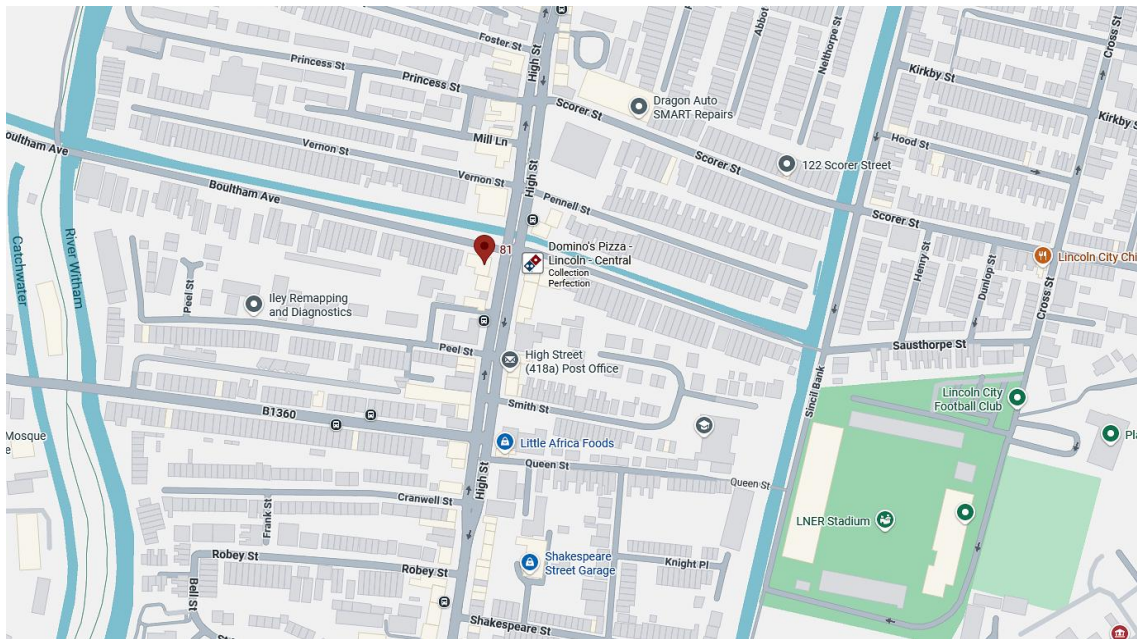
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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



Floorplan for illustration purposes only
Plan produced using PlanUp.



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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.

