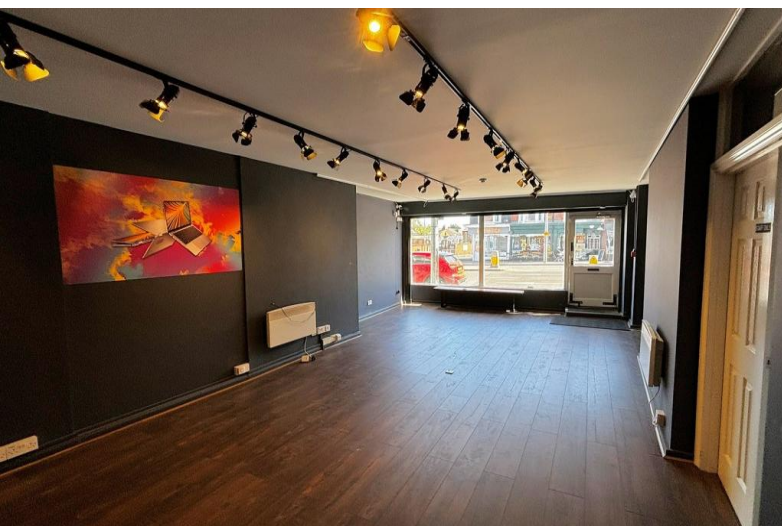




**84 High Street
Lincoln, LN5 7QW**

Rent £15,000 Per Annum

This substantial double-fronted retail building is considered suitable for a variety of business uses, having the benefit of extensive accommodation at ground floor level and providing a total ground floor space of 122 sq.m (1,317 sq.ft) and in addition, there is the option to rent the first floor accommodation which extends to a further 44 sq.m (473 sq.m), resulting in a total floor area of 166 sq.m (1,790 sq.ft). The property benefits from having two allocated car parking spaces within the private car park to the rear. Viewing is highly recommended to appreciate all that is on offer. The Landlord will also give consideration to selling the Freehold of the entire block comprising the neighbouring retail units and additional residential apartments. Further details are available on request.





SERVICES

Mains electricity, water and drainage are connected. Heating is via electric wall heaters.

EPC Rating - C

TENURE

The property is available to let for a term of years to be agreed on a Full Repairing & Insuring Lease, subject to an initial annual rent of £15,000 per annum, payable monthly in advance. A deposit equivalent to three months' rent will also be payable.

VAT

The Landlord has confirmed that there is no VAT payable on the rent charged.

VIEWINGS

By prior appointment through Mundys.

LOCATION

The property is located fronting on to the southern fringe of Lincoln's High Street, being the principal retail district of Lincoln. Lincoln is a vibrant city, famous for its Cathedral, Castle and growing University. It has a population of circa. 100,000 residents and a much wider catchment given the surrounding towns and villages.





DESCRIPTION

This substantial double-fronted retail building is considered suitable for a variety of business uses, having the benefit of extensive accommodation at ground floor level and providing a total ground floor space of 122 sq.m (1,317 sq.ft) and in addition, there is the option to rent the first floor accommodation which extends to a further 44 sq.m (473 sq.m), resulting in a total floor area of 166 sq.m (1,790 sq.ft). The property benefits from having two allocated car parking spaces within the private car park to the rear. Viewing is highly recommended to appreciate all that is on offer. The Landlord will also give consideration to selling the Freehold of the entire block comprising the neighbouring retail units and additional residential apartments. Further details are available on request.



ACCOMMODATION

The ground floor retail area comprises two sales areas, together with a further kitchen, office and storage areas. The Landlord is in the process of installing a ground floor WC.

At first floor level, there is a landing area giving access to a further retail space/office, with ancillary WC facilities.

To the rear of the building there are two allocated car parking spaces.

LEASE TERMS

The property is available to let for a term of years to be agreed on a Full Repairing & Insuring Lease, subject to an initial annual rent of £15,000 per annum, payable monthly in advance. A deposit equivalent to three months' rent will also be payable.

There is the option to rent the upper floor accommodation, to be agreed with the Landlord.

BUSINESS RATES

Rateable Value - £13,750 (for the whole)

Retail, Hospitality and Leisure Multiplier (2026/2027)
38.2p in the £.

COSTS

The ingoing Tenant will be responsible for the payment of a referencing fee of £150 inc VAT, together with the Landlord's costs for the production of the Lease. Further details are available on request.

PLANNING

The property is classified as being suitable for Class E Retail & Business uses as described by the Town & Country Planning (Use Classes Order) 1987 (as amended).





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.

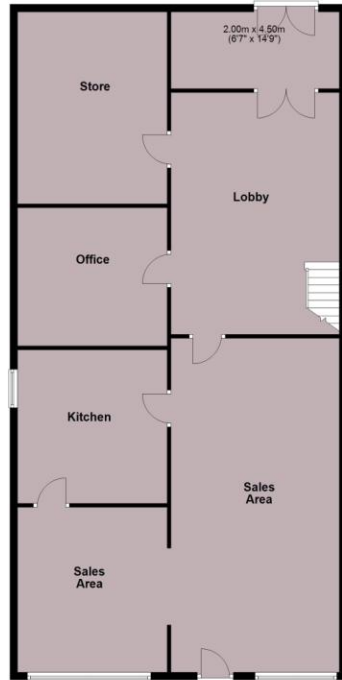
GENERAL

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:

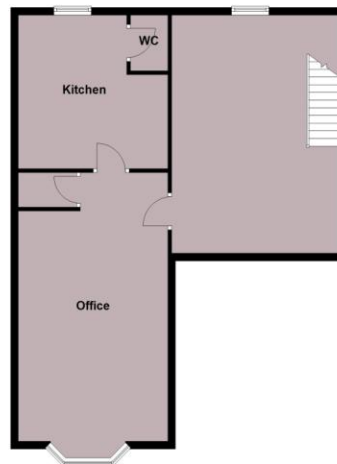
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition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

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



First Floor



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 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.

