



**64-65 Steep Hill  
Lincoln LN2 1LR**

**Price £375,000  
Rare Freehold Opportunity**

We are delighted to offer this interconnecting pair of retail buildings, sat within the heart of the historic part of Lincoln's City Centre, on the famous 'Steep Hill', popular with tourists, within a mixed residential/commercial district, with surrounding businesses comprise niche retailers, coffee shops, restaurants etc taking advantage of the high footfall and tourist trade visiting Lincoln's historic Cathedral Quarter. The property is offered for sale with Vacant Possession and previously successfully traded for many years as an antiques centre, but is now considered suitable for a variety of business uses. There is currently retail space at ground and first floor level providing for a total of 83 sq.m (895 sq.ft). The property also benefits from a large partially covered, enclosed courtyard area to the rear. Viewing is highly recommended.





**SERVICES**

Mains drainage, water and electricity are connected. There is only one water meter which services both pair of buildings, but there are separate meters for the electric for each side.

EPC Rating - D

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**TENURE** - Freehold. The property is not classified as a Listed Building but is located within a Conservation Area, restricting how the external elevations can be altered. Further details are available on request.

**VIEWINGS** - By prior appointment through Mundys.



#### LOCATION

The property occupies an excellent position, on the lower section of Steep Hill, adjacent to Danes Terrace and The Strait. The Steep Hill district, famed for its eclectic mix of boutiques and restaurants, is located and restaurants located within the historic tourist district of Lincoln. Lincoln has a population of around 130,000 residents and is a vibrant city which, in addition to its rich cultural history, has a growing University and other excellent facilities, resulting in Lincoln being a popular tourist destination and place to live.

#### DESCRIPTION

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#### ACCOMMODATION

64 & 65 Steep Hill comprise two interconnecting retail units, each having their own front door, with retail accommodation at ground and first floor level, divided into four rooms, as shown on the floor plan below. The total floor area extends to 83 sq.m (895 sq.ft), incorporating a kitchen area and WC compartment.



Externally, the property fronts directly onto Steep Hill, whilst to the rear there is an attractive and good-sized enclosed courtyard area, which is partially covered and previously used for display purposes.

#### BUSINESS RATES

Rateable Value - £17,750

The property benefits from the reduced 'Retail, Hospitality & Leisure' Multiplier of £38.2p in the pound, resulting in a total rates payable of £6,780.50.

#### VAT

VAT is not payable on the purchase price.





#### 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](http://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.

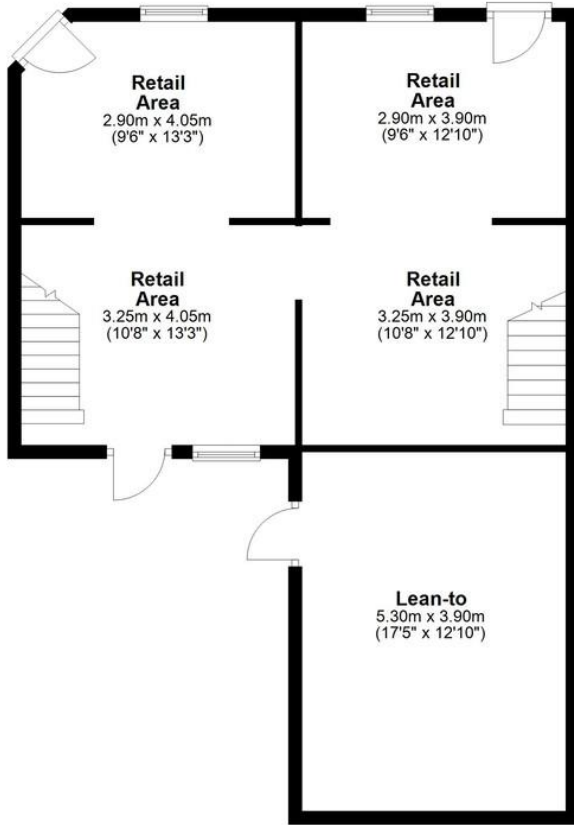
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### Ground Floor

Approx. 71.1 sq. metres (765.1 sq. feet)



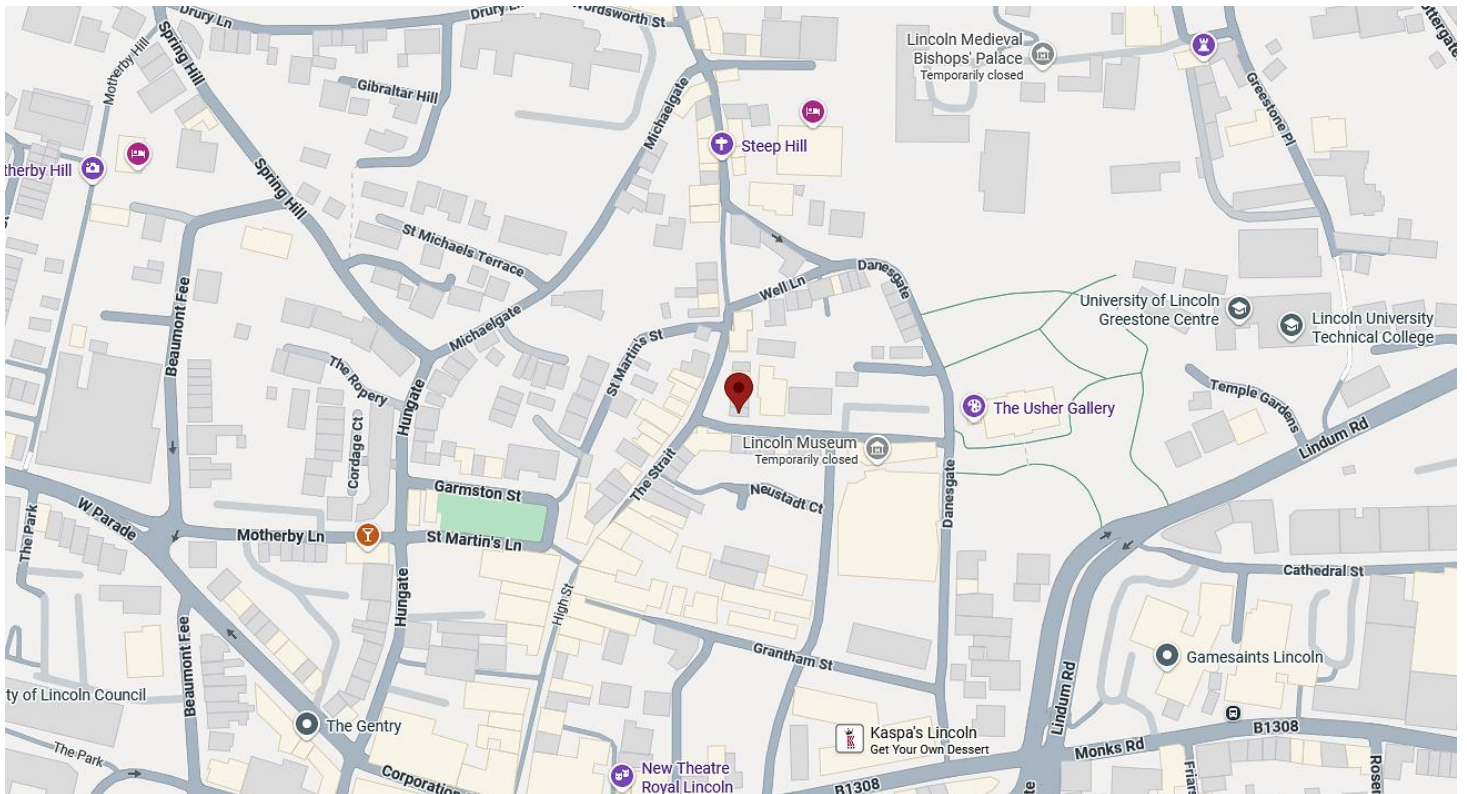
### First Floor

Approx. 47.7 sq. metres (513.2 sq. feet)



**Total area: approx. 118.8 sq. metres (1278.3 sq. feet)**

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing 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.

