

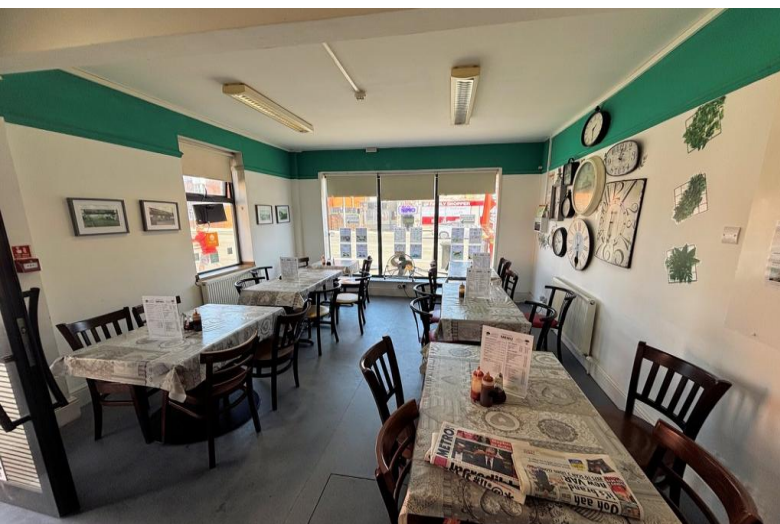


**73 High Street
Lincoln, LN5 8AD**

Price £225,000

Income Producing Investment Property Comprising Retail Unit & Self-Contained Apartment

We are pleased to offer for sale this fully let investment property comprising a ground floor cafe, let under the terms of a five year Lease and generating an income of £8,544 per annum. In addition, the first floor comprises a recently refurbished self-contained two bedroom apartment, which is let and generates a healthy income of £800 pcm. This results in a Gross Annual Income of £18,144 per annum. The property is prominently located on the corner of High Street and Peel Street, on the southern fringe of Lincoln City Centre and represents an ideal opportunity to acquire a well-let city centre mixed-use property, in excellent order throughout.



73 High Street, Lincoln, LN5 8AD



SERVICES

Mains drainage, gas, electricity and water are connected. A gas central heating system is installed within the apartment, serving radiators throughout.

EPC Ratings:

Cafe - D

Flat - D

TENURE - Freehold

TENANCY INFORMATION

The cafe premises are let under the terms of a five year Lease commencing 1st November 2024, subject to an annual rent of £8,544 payable monthly in advance. The Lease is a conventional Internal Repairing Lease and it is further understood that the rent payments include a contribution towards Buildings Insurance.

The apartment is let under the terms of a residential tenancy agreement commencing May 2026 in consideration for a monthly rent of £800.

VIEWINGS - By prior appointment through Mundys.



LOCATION

The property is located on the southern fringe of Lincoln City Centre, within a busy commercial/residential district. When leaving the City Centre, the property can be identified on High Street on the right hand side adjacent to Peel Street. The Cathedral City of Lincoln is a vibrant University City, famous for its Cathedral and Castle and having a population of circa. 100,000 residents and a much wider catchment given the surrounding villages and towns.

DESCRIPTION

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ACCOMMODATION

The ground floor premises comprise a large, open-plan cafe, with kitchens and ancillary WC facilities extending, in total, to 46 sq.m (495 sq.ft).

At first floor level, the apartment is accessed via an external staircase and comprises a living room, modern fitted kitchen, a well-equipped bathroom and two bedrooms, all recently refurbished and well-presented. The apartment further benefits from having Cathedral views from the living room.

COUNCIL TAX & BUSINESS RATES

Rateable Value - £7,200

Council Tax - A (Lincoln City Council)

VAT

The Vendor has confirmed that 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

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 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

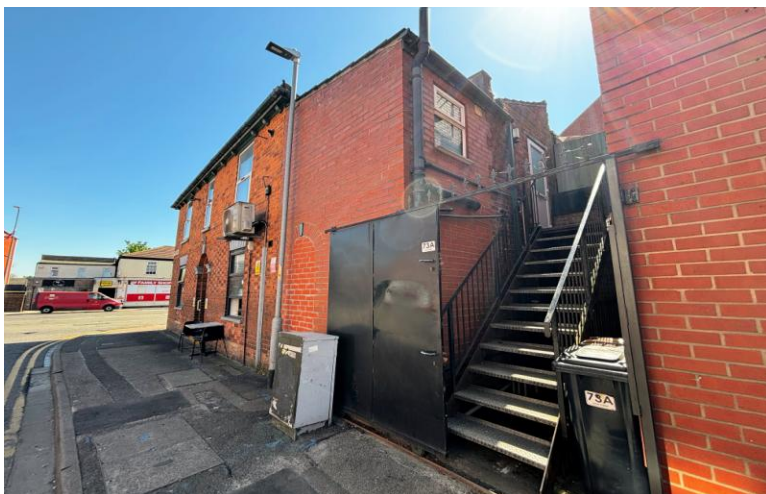
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

