

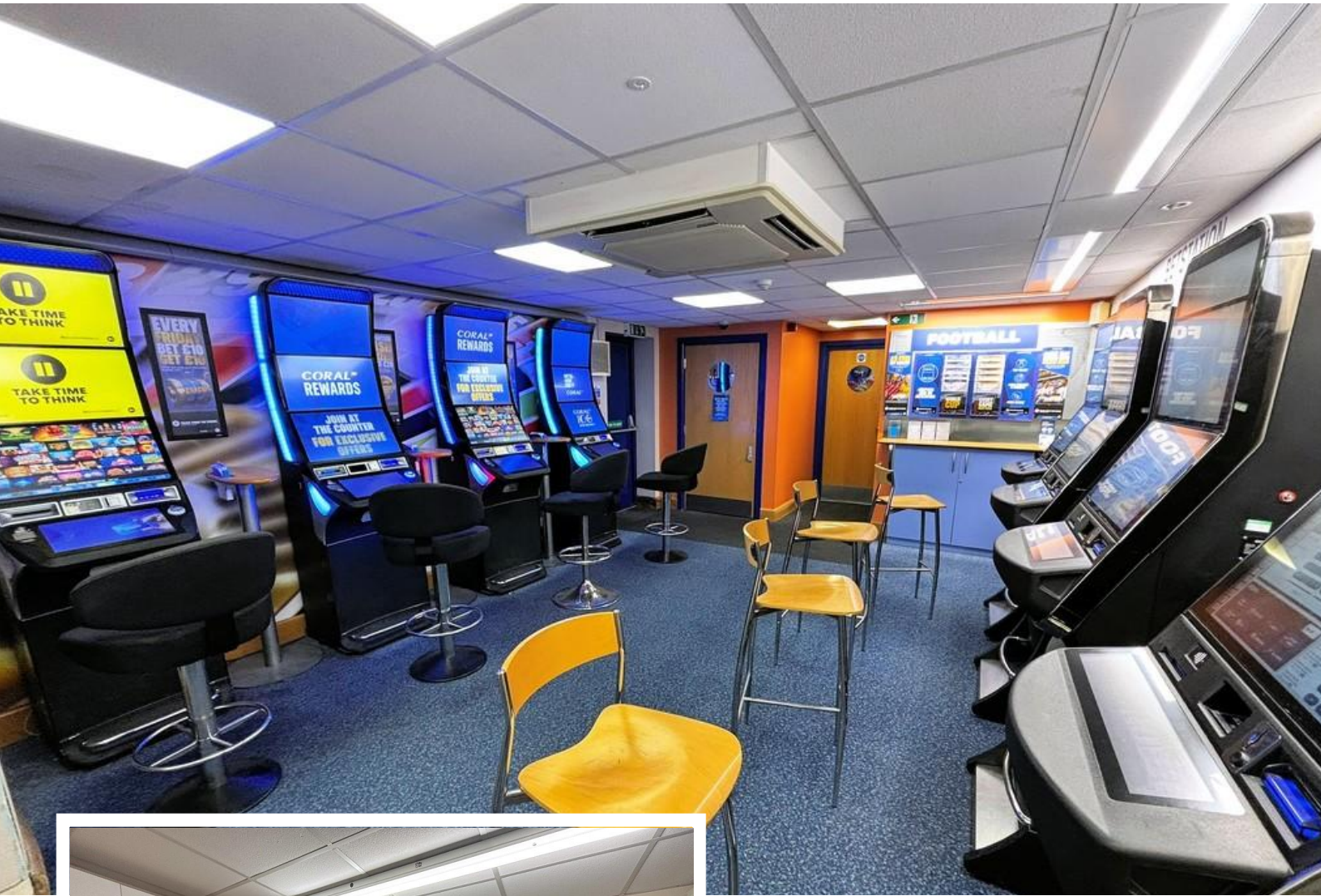


**279 Boultham Park Road
Lincoln, LN6 7ST**

Guide Price £215,000 Investment Property For Sale

We are pleased to offer for sale this Freehold property comprising a substantial ground floor retail unit with a former residential apartment above, all let under the terms of a single Lease to Ladbrokes Betting and Gaming Ltd, trading as Coral Bookmakers generating an income of £14,000 per annum. The ground floor accommodation is generally well-presented and substantial, having been extended to the rear. The first floor apartment is currently unoccupied and has been modified by the current Tenant in connection with the running of the ground floor business. Further details are available on request.





LOCATION

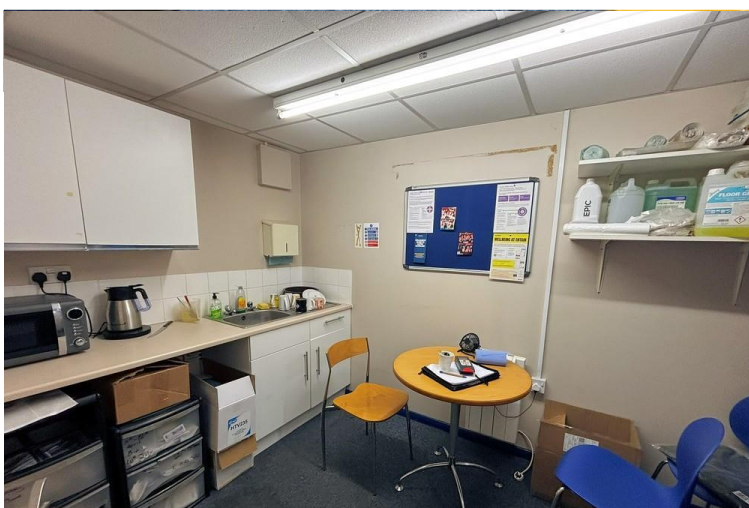
The property is prominently located on the junction of Boultham Park Road, Rookery Lane and Skellingthorpe Road, within a mixed residential/commercial district and nearby occupiers include Lincolnshire Coop and Curtis The Bakers, as well as a number of smaller independent retail and hot food takeaway operators. The property is located approximately two miles south of Lincoln City Centre.

DESCRIPTION

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ACCOMMODATION

The ground floor accommodation provides for a large, open-plan retail space, which extends to 78 sq.m (842 sq.ft). In addition, there are customer WC facilities together with a staff room/kitchen incorporating a further WC.



The first floor apartment has been modified and is not currently occupied, but previously comprised a self-contained one bedroom apartment, with a living room, dining kitchen, bedroom and bathroom/WC, having a floor area of 55 sq.m (590 sq.ft). Modifications to the apartment have been made to install the air-conditioning system throughout the ground floor accommodation.

SERVICES

Mains drainage, electricity and water are connected. An air-conditioning system is installed throughout the ground floor accommodation.

EPC RATING – To be confirmed

LEASE TERMS/TENANCY INFORMATION

The entire property is subject to a Lease to Ladbrokes Betting and Gaming Ltd, for a term of 5 years commencing 10th June 2026, subject to the Tenant having the option to determine the Lease at the end of the third year. The Lease is on Full Repairing & Insuring Terms. Further details are available on request.

TENURE

The property is held on a Freehold basis, subject to the Occupational Lease as described above.

BUSINESS RATES/COUNCIL TAX

Rateable Value - £13,250

Council Tax Band A (Lincoln City Council)

VAT

To be confirmed.

VIEWINGS

By prior appointment through Mundys.

NOTE

The external photograph has been digitally enhanced and is for illustration purposes only.

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

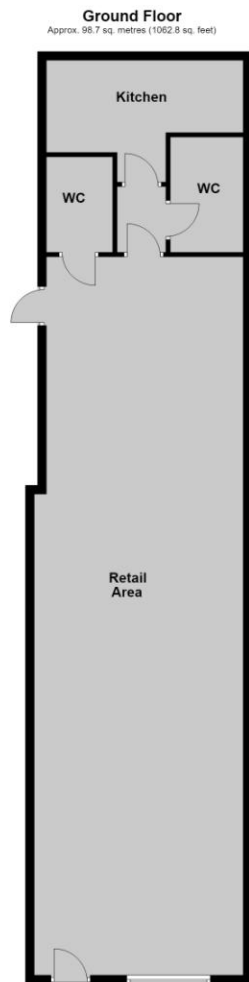
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

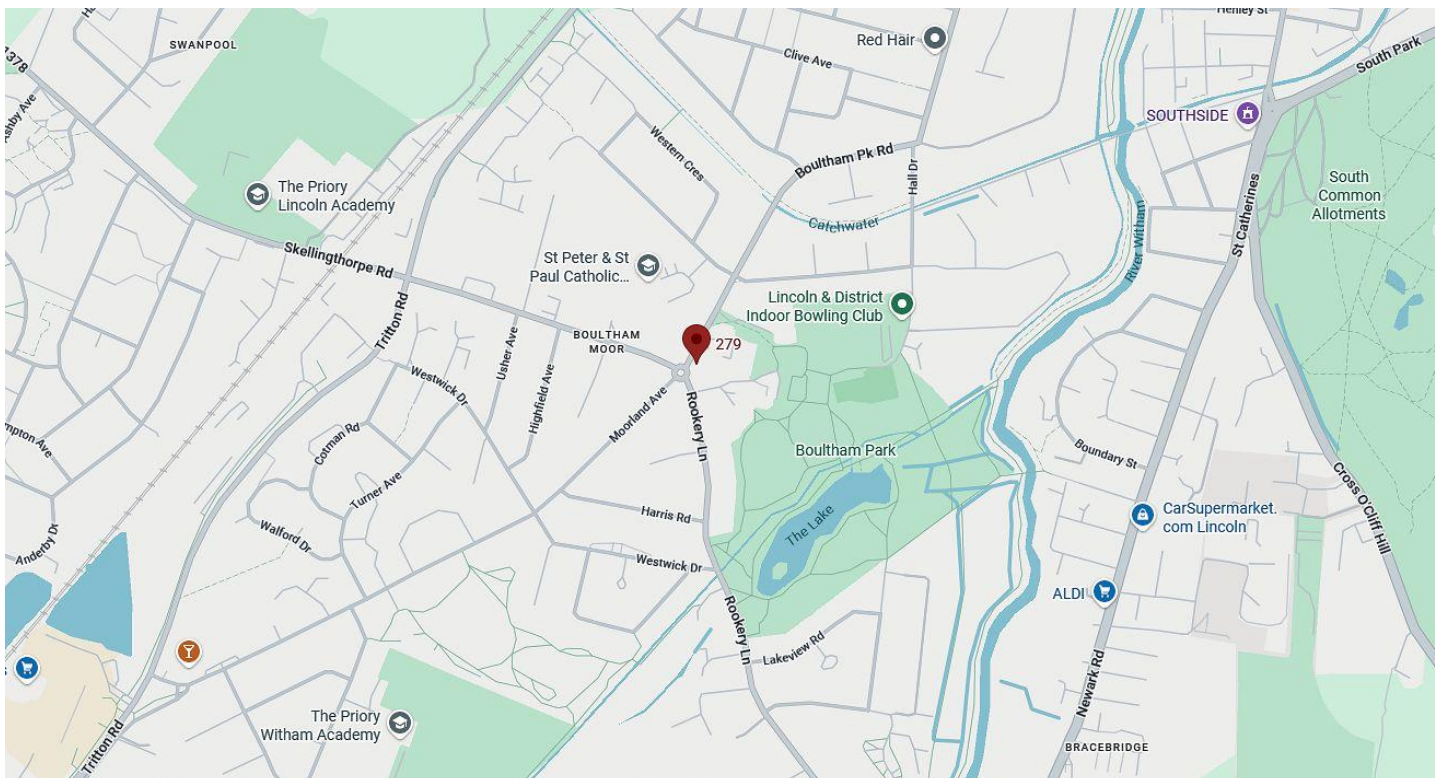
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

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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Total area: approx. 152.1 sq. metres (1637.6 sq. feet)
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 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.

