

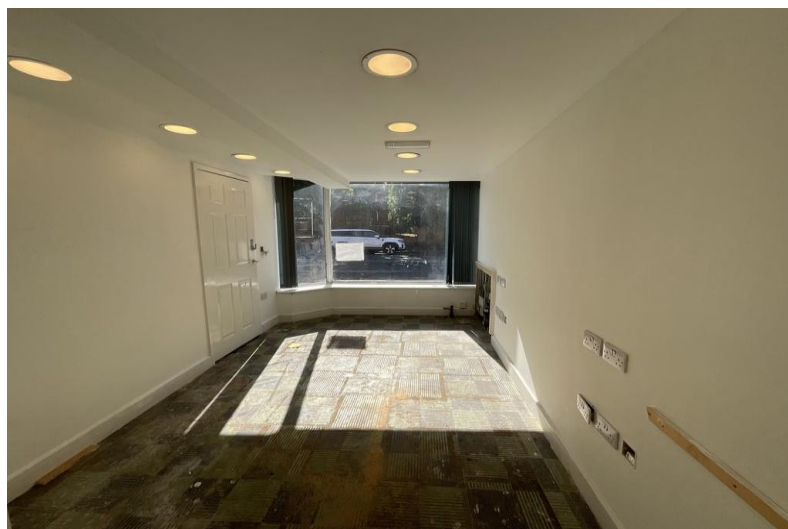


111 High Street

Lincoln, LN5 7PY

Guide Price £120,000

Mundys Commercial are pleased to offer to the market this mixed-use investment property on Lincoln High Street. Comprising of a ground floor retail unit suitable for a variety of uses and a first floor flat generating rental income, the property offers an excellent investment opportunity.



111 High Street, Lincoln, LN5 7PY

DESCRIPTION

Mixed-Use Investment Opportunity – Retail/Office Unit & Self-Contained Flat

An excellent opportunity to acquire a mixed-use freehold property comprising a vacant ground floor commercial unit and a self-contained first floor flat, offering both immediate letting potential and an established residential income.

The ground floor commercial premises extends to approximately 36 sq m (388 sq ft) and is offered with vacant possession, making it suitable for owner-occupiers, investors or a variety of commercial uses (subject to any necessary consents).

The first floor comprises a self-contained one-bedroom flat extending to approximately 30 sq m (323 sq ft). The flat is currently let on an assured tenancy, generating £700 per calendar month (inc. bills), providing an immediate income stream for the purchaser.

This Grade II listed property presents an attractive investment opportunity with scope to let the commercial unit and enhance the overall rental return, or to occupy the commercial space while benefiting from the income produced by the residential accommodation.

LOCATION

The property is located on the High Street, opposite St. Peter at Gowts Church, on the southern fringe of Lincoln City Centre. High Street is the principal retail district of Lincoln, which has recently undergone significant Highway improvements.

SERVICES

Mains drainage, water and electricity are connected to the premises.

LPG Central heating system installed in the first floor flat.

BUSINESS RATES/COUNCIL TAX

Rateable Value - £6,600

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

Council Tax Band – A (Lincoln City Council)

EPC RATING

111 High Street – C

The Flat, 111 High Street - E

TENURE - Freehold. Grade II Listed.

VAT – VAT is not applicable on the purchase price.

VIEWINGS - By prior appointment through Mundys Commercial.

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 into 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

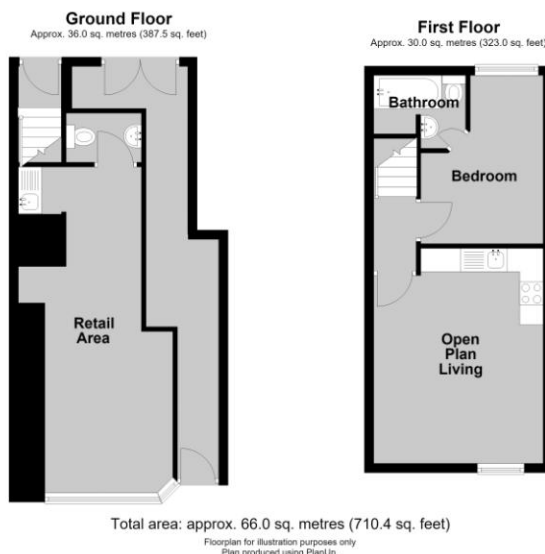
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 and 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.



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