

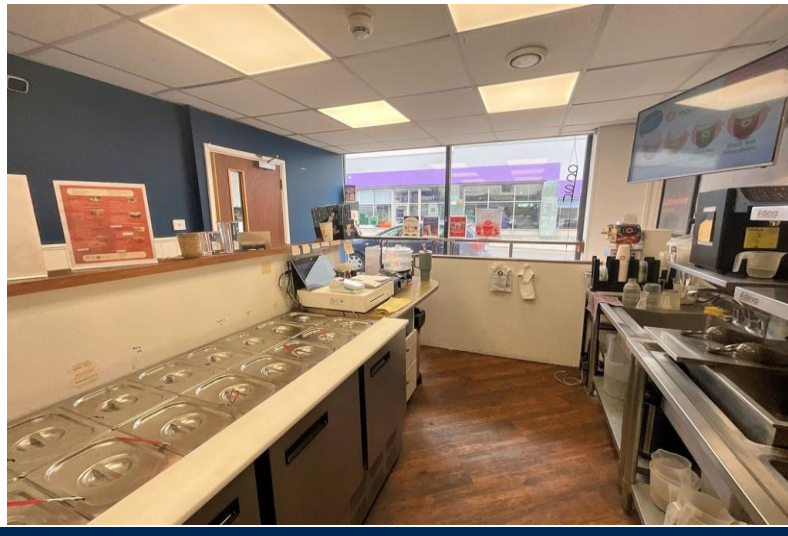
Mundys COMMERCIAL

Unit 2, 39 Silver Street
Lincoln, LN2 1EH

Rent £11,500 Per Annum

Mundys are pleased to offer 'To Let' a retail/office unit consisting off a retail/office area at 17 sq. m. (183 sq. ft) and t he added benefit of communal W.C and kitchen facilities. There is also a store room/office measuring 15 sq. m (161 sq. ft.). Being located on Silver Street, it is in the heart of the City Centre and Lincoln's prime High Street business district are in close walking distance as is the Lincoln Transport Hub and Lincoln University.





Unit 2, 39 Silver Street, Lincoln, LN2 1EH

LOCATION
The property is prominently positioned, being located centrally along Silver Street, which is particularly popular with Estate Agents, Solicitors and other professional services providers, together with a range of leisure operators.

SERVICES
Mains electricity, water and drainage are all connected to the property. The electricity and water are sub-metered and charged back to the Tenant by the Managing Agent. Heating and cooling is provided by an air-conditioning unit.

EPC Rating - C

LEASE TERMS
The property is available 'To Let' under the terms of a new Internal Repairing & Insuring Lease for a term of years to be agreed. A deposit will also be payable.

The ingoing Tenant is responsible for the Estate Agent's Referencing Fee (£150 inc VAT), together with the Landlord's reasonable fees for producing the Lease. Further details are available on request.

BUSINESS RATES
Rateable Value - £6,400

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

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

VAT
VAT is not currently payable on the annual rent.

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).

PARKING
30 min free parking is available along Silver Street and pay and display car parks are available close-by together with a nearby low-cost all day multi-storey parking.

VIEWINGS - By prior appointment through Mundys.

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.

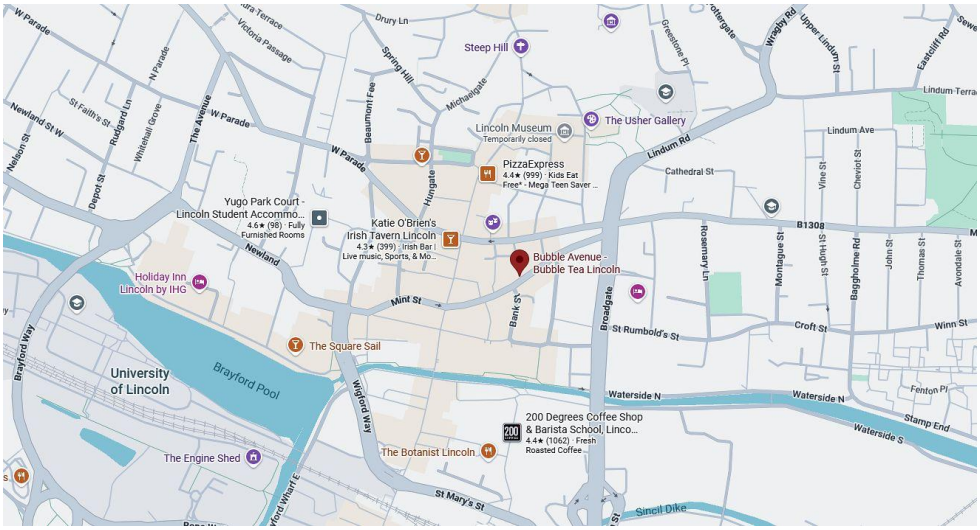
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.





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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.

The Property Ombudsman