

Investment

For Sale



22-30 Portland Street, Lincoln
LN5 7JX
#1232141/2026E



22-30 Portland Street

Lincoln, LN5 7JX



Agreement

For Sale



Detail

Part income producing investment generating £16,000 per annum but with an FRV when fully let of around £44,000 per annum



Price

OIEO £300,000



Size

Total NIA
906.60 sq m
(9,758 sq ft)



Location

Lincoln, LN5 7JX



Property ID

#1232141/2026E

For Viewing & All Other Enquiries Please Contact:



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Property

The properties form a substantial mid-terrace block of retail and office premises with front and rear surfaced car parking/loading areas, which in parts is in need of refurbishment.

22 Portland Street is a self-contained vacant ground floor retail unit.

24 Portland Street is currently let to an Asian supermarket benefitting from a front loading area, access directly off Portland Street and ground floor shop and café with storage to the first and second floors.

26-28 Portland Street is a large vacant retail unit spread over ground and first floors. The property has access from the rear to both floors.

30 Portland Street is a part-let office across two floors. The ground floor is let whilst the upper floor is vacant.

Energy Performance Certificate

Rating:	22 Portland Street	D
	24 Portland Street	C
	26-28 Portland Street	C
	30 Portland Street	
	Ground Floor	C
	First Floor	D

Accommodation

Having measured the properties in accordance with the prevailing RICS Code of Measuring Practice, we calculate that they provide the following floor areas.

Area	m ²	ft ²
22 Portland Street	14.10	151
24 Portland Street	171.70	1,848
26-28 Portland Street		
Ground Floor	335	3,606
First Floor	270.85	2,915
30 Portland Street		
Ground Floor	62.56	673
First Floor	52.39	565
Total GIA	906.60	9,758

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the properties have consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority:	City of Lincoln Council
Description:	22 & 24 - Shop and Premises 26/28 - Showroom and Premises 30 - Community Hub and Premises
Rateable value:	22 - £3,600 24 - £12,500 26/28 - £18,250 30 - £12,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Price

OIEO £300,000

Tenure

The properties are available **For Sale**.

22 and 26-28 Portland Street are being sold with vacant possession.

24 and 30 Portland Street are being sold subject to the following leases:

24 is let to a private individual on a 10 year lease from 29/09/2014. The current passing rent is £12,000 per annum.

30 is part-let to the City of Lincoln Council, with terms being agreed for occupation until 30 September 2026.

The current rental income is therefore £16,000 per annum. In our view, the property, when fully let, has an FRV of £44,000 per annum.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.



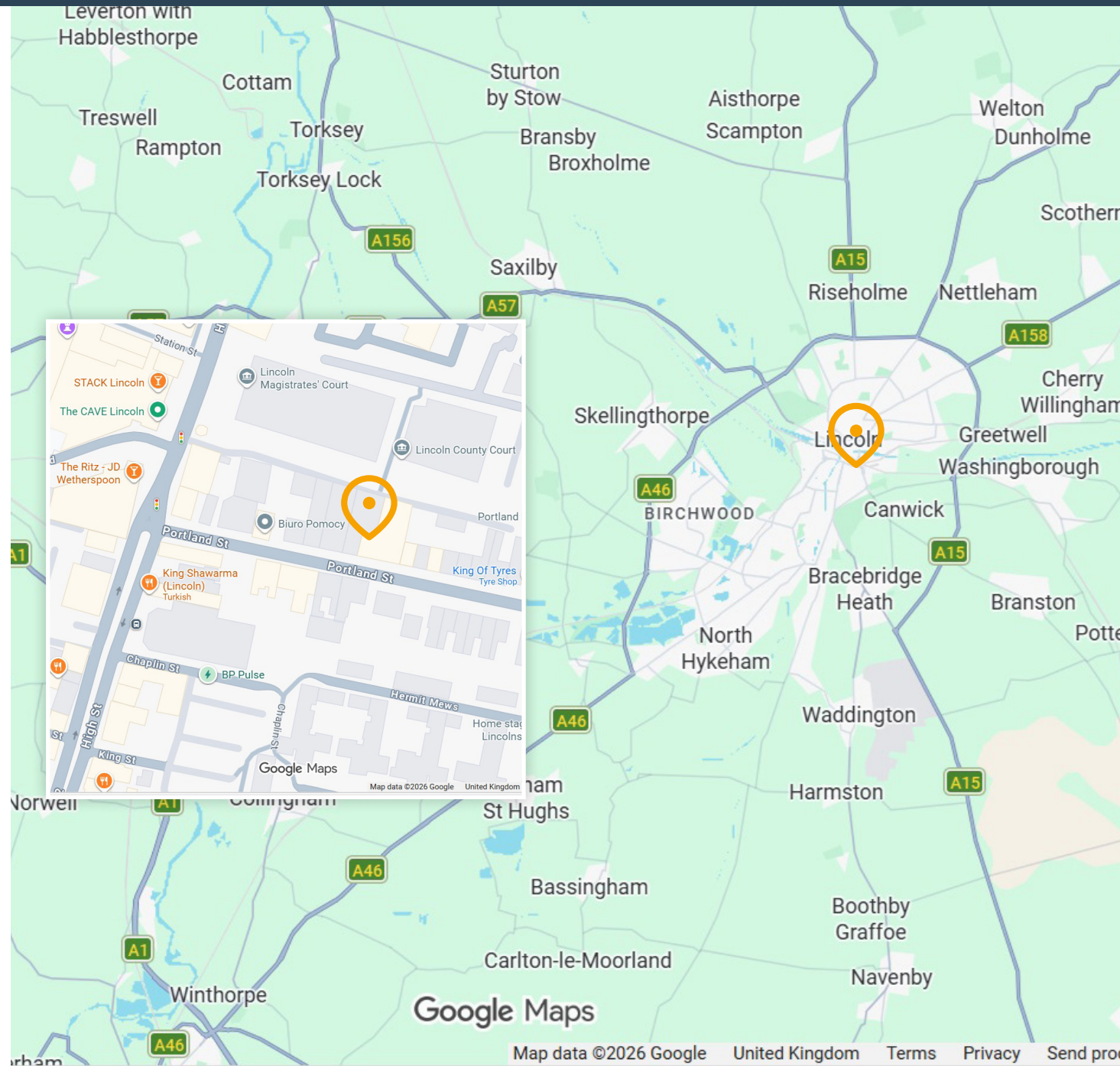
Location

The properties are located on the northern side of Portland Street, close to its junction with the High Street.

The surrounding area is of mixed use in character, with a range of retailers, offices, clinical and leisure uses located nearby.

The prime city centre retailing pitch and St Marks Shopping Centre are located a short walk to the north and the University of Lincoln is approximately half a mile to the west. There is a large residential catchment within the surrounding area.

Lincoln is one of England's finest Cathedral cities and the administrative and major shopping centre within the County of Lincolnshire. It has a catchment population of circa 543,367 and an established total catchment spend of £984.40 million. Lincoln also has a growing University with close to 15,000 students and academic staff based on the main campus, contributing an estimated £250 million to the local economy.





Google Maps



22-30 Portland Street, Lincoln, LN5 7JX

