

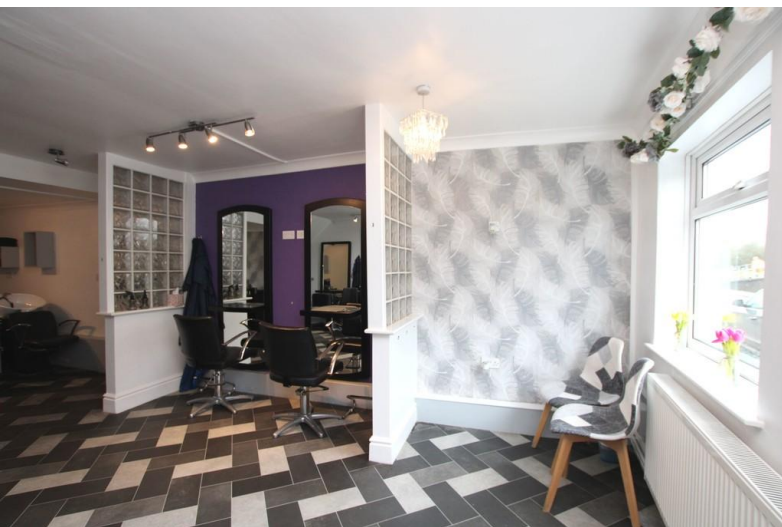


**22 Bridge Street**

Saxilby, Lincoln, LN1 2PZ

## **Rent £9,000 Per Annum Ground Floor Retail Premises To Let**

We are pleased to market to let this well-presented ground floor retail property which previously traded as a Hairdressing and Beauty Salon. The property benefits from being situated within a most attractive setting on the southern fringe of the village of Saxilby overlooking the Fossdyke Canal to the front. To the rear, there is one allocated car parking space included with the retail unit.. The internal floor area extends to 60 sq.m (645 sq.ft).





**SERVICES**

Mains drainage, gas, electricity and water are connected. A gas fired central heating system is installed (new boiler).

**EPC RATING** – Commercial (C)

**LEASE TERMS**

The property is available to let for a term of years to be agreed under an Internal Repairing & Insuring Lease. A deposit equivalent to three months' rent will also be payable.

**BUSINESS RATES**

Rateable Value - £5,900

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

**VAT**

VAT is not payable on the rent.

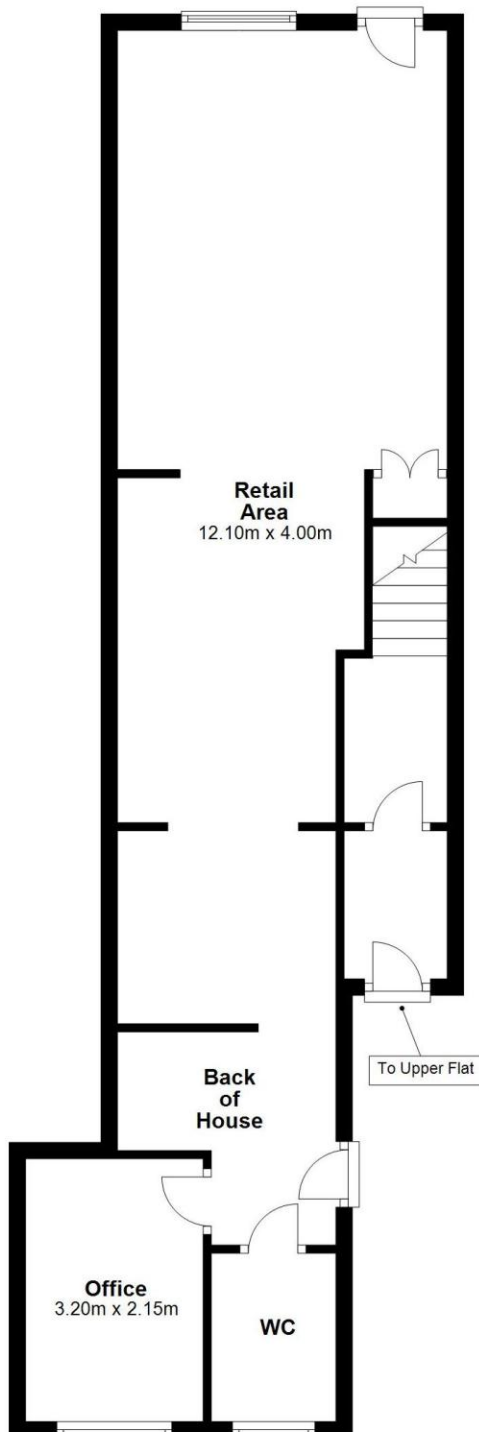
**VIEWINGS**

By prior appointment through Mundys.



## Ground Floor (Commercial)

Approx. 64.1 sq. metres



## LOCATION

Bridge Street is located on the southern fringe of Saxilby village, providing a link between High Street and Mill Lane, which is located close to the junction of the A57 Lincoln Road. The property has the most attractive outlook to the front overlooking the Fossdyke Canal. Saxilby village offers a wide range of local amenities including Schools, Shops, Public Houses and a Train Station providing regular connections to Lincoln and surrounding areas.

## DESCRIPTION

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## ACCOMMODATION

This briefly comprises;

A large open-plan retail area - 4.1m (max) x 9.5m, with radiator, uPVC double glazed window and entrance door.

Staff Room/Store - 2.6m x 2.2m, with tiled flooring and radiator.

Kitchen - 2.2m x 2.6m, with stainless steel sink unit and central heating boiler.

Treatment Room - 2.1m x 3.1m, attractively presented with vinyl flooring, radiator and double glazed window overlooking the rear WC compartment.

WC Compartment - 1.5m x 2m, with radiator, uPVC double glazed window and disabled access WC facilities.

## OUTSIDE

The property fronts onto the pavement whilst to the rear there is an allocated car parking space, accessed via a shared block-paved driveway. Additional, unrestricted car parking is available along Bridge Street.

## LEGAL COSTS

The ingoing Tenant will be responsible for the payment of a referencing fee of £150 inc VAT, together with the Landlord's costs for the production of the Lease. Further details are available on request.

**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](http://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 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 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.

