

PROMINENT NEIGHBOURHOOD RETAIL UNIT

FOR SALE



266 Hykeham Road, Lincoln
LN6 8BJ

#1233632/2025K

Eddisons

266 HYKEHAM ROAD

LINCOLN, LN6 8BJ



Agreement

For Sale



Detail

Prominent Neighbourhood
Retail Unit available either
subject to a lease to the current
occupier (tenant holding over,
currently paying £12,000
per annum, with an increase
expected upon renewal) or with
vacant possession



Price

£170,000



Size

72 sq m (779 sq ft)



Location

Lincoln, LN6 8BJ



Property ID

#1233632/2025K

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON
MSc
Surveyor

jasper.nilsson@eddisons.com

07929 105395

01522 544515

Property

The property is located on the corner of Hykeham Road and St Margarets Gardens, next to a Morrisons Daily, which provides customers with free parking.

The premises comprises a brick built retail shop beneath a flat felt roof, arranged over ground floor level only.

In its current use, the property provides a good sized customer facing area to the front of the premises, with a large shop front window.

The property benefits from good staff and storage facilities to the rear of the premises, including a WC, kitchenette and 2-3 staff parking spaces.

In our opinion, the premises could be suitable for various uses, such as an office, retail shop or any other use Subject to Planning.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total NIA	72	779

Energy Performance Certificate

Rating: B49

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

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

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

Rates

Charging Authority: City of Lincoln Council
Description: Shop and Premises
Rateable Value: £7,800

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.

Tenure

The property is available **For Sale** Freehold.

The current occupier is holding over under the terms of a previous lease, so the unit can be made available subject to this lease (tenant holding over, currently paying £12,000 per annum, with an increase expected upon renewal) or, alternatively, with vacant possession.

Price

£170,000 for the Freehold interest.

VAT

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

Legal Costs

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

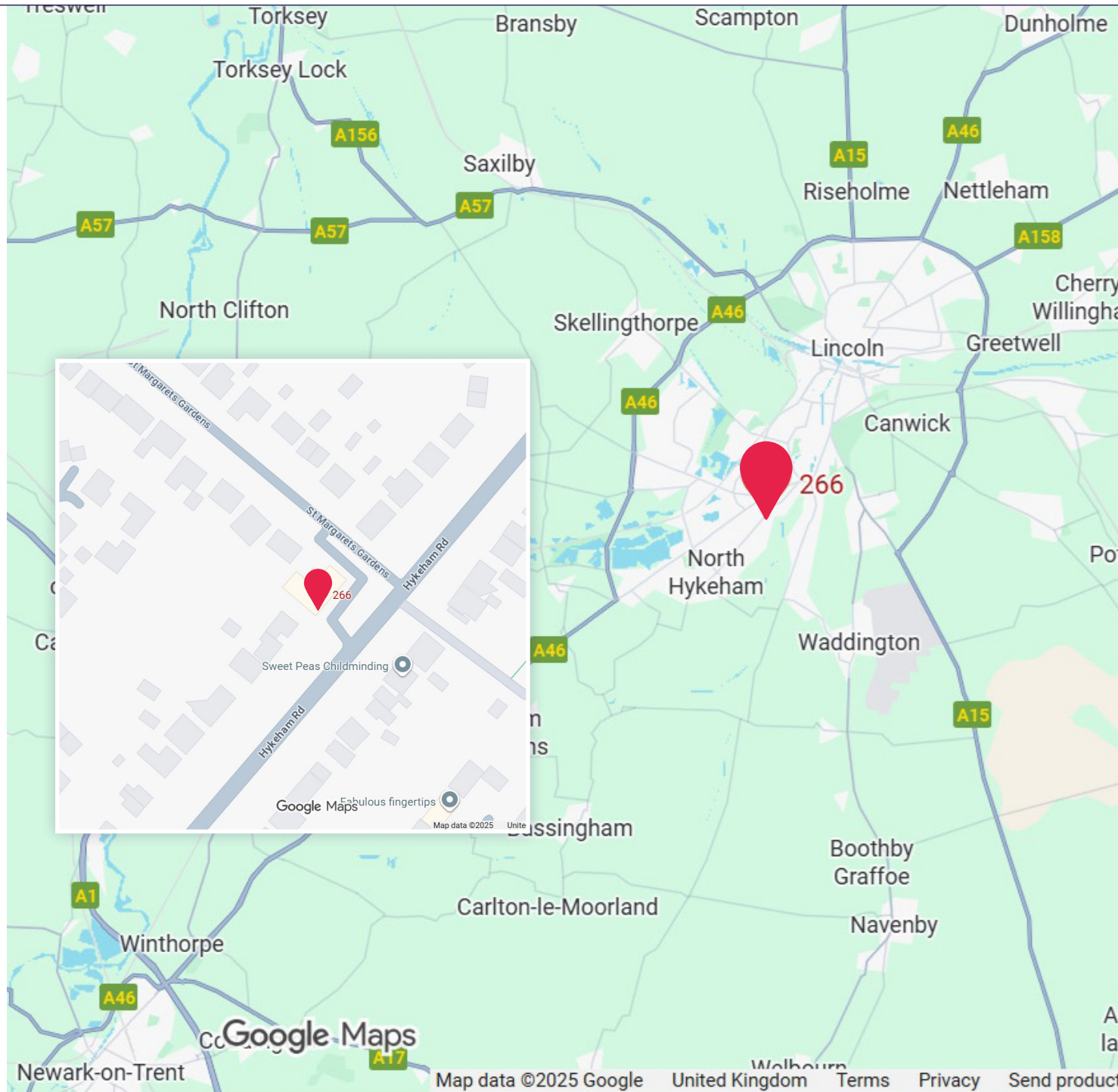
Anti-Money Laundering

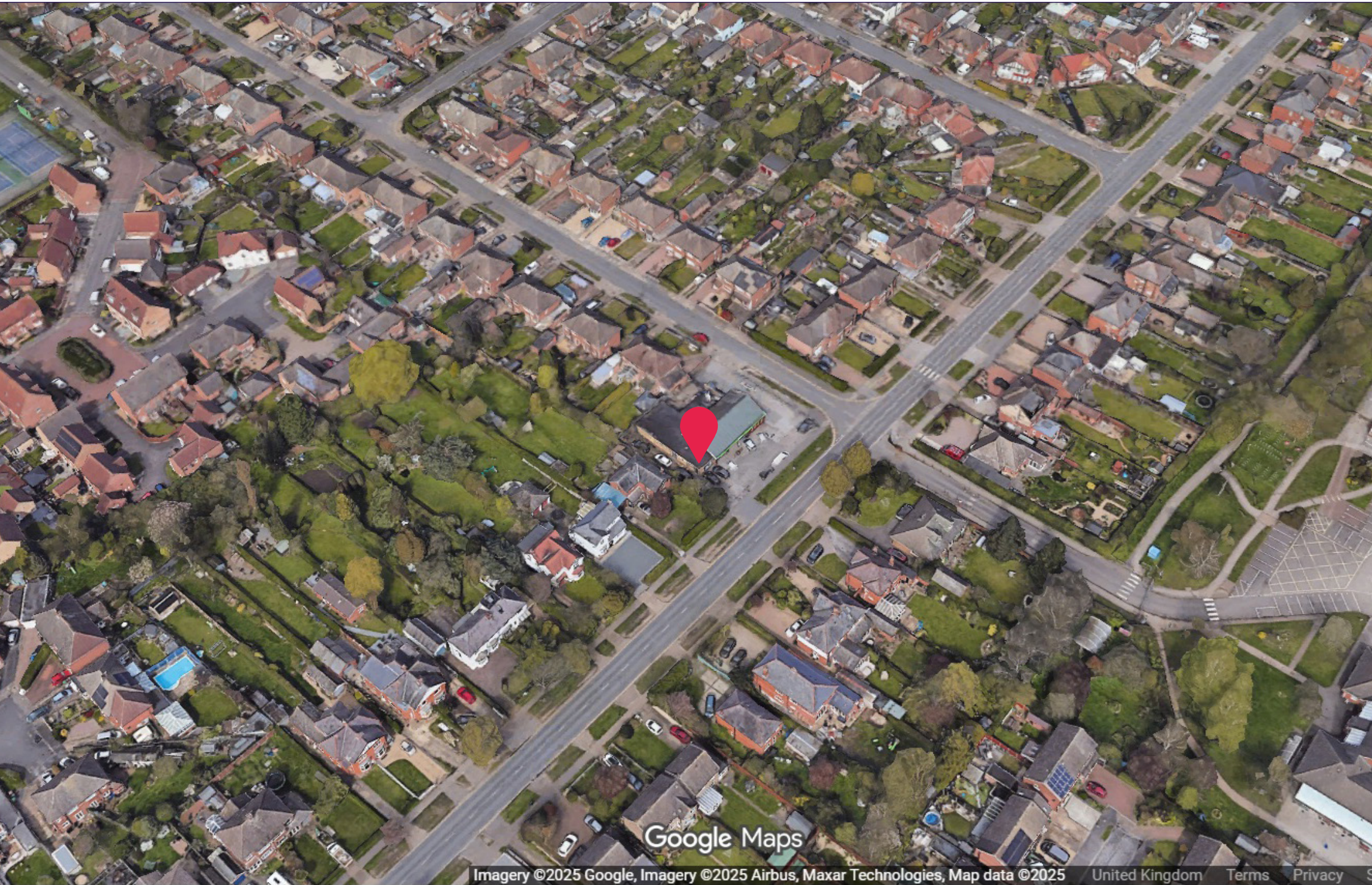
Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

This property, which neighbours a Morrisons Daily, is located within a prominent position on Hykeham Road, one of the main arterial routes from the residential area of North Hykeham to Lincoln City Centre.

North Hykeham is a large town lying approximately 5 miles to the south west of Lincoln City Centre. It offers a good range of shopping/educational facilities and is a popular residential location. The A46 Lincoln Bypass is located a short distance to the south.





Google Maps



266, Hykeham Road, Lincoln, LN6 8BJ

