



New Unit Adjacent to Mountain Warehouse, High Street, Lincoln
LN2 1AT

#1239780/2026D

New Unit Adjacent to Mountain Warehouse

High Street, Lincoln, LN2 1AT



Agreement

To Let



Detail

Ground floor lock up retail unit situated adjacent to the new Mountain Warehouse unit on Lincoln High Street



Rent

£85,000 pax



Size

224 sq m (2,411 sq ft)



Location

Lincoln, LN2 1AT



Property ID

#1239780/2026D

For Viewing & All Other Enquiries Please Contact:



James Butcher

BSc (Hons) MRICS

Director

T: 01522 544515

M: 07808 284 578

E: james.butcher@eddisons.com

Or our joint agent Mike Willoughby

Green & Partners

M: 07810 480291

E: mike.willoughby@greenpartners.co.uk

Property

The property comprises a prominent ground floor lock up retail unit, occupying the north eastern corner of part of the ground floor of the former House of Fraser Department Store, which has now been let to Mountain Warehouse.

The property has a glazed frontage to the High Street and, internally, has been left in an enhanced shell specification ready to take an ingoing occupiers' fit out.

The unit is situated in a strong secondary trading location at the northern end of Lincoln High Street, close to a wide variety of national, regional and local retail and restaurant occupiers.

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 GIA	224	2,411

In addition, there is up to 40,000 sq ft available on the first and second floors. Further information is available on request.

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.

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Town & Country Planning

We understand that the property has consent for restaurant and/or retail use, falling within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E covers a variety of uses following changes to the Town and Country Planning (Use Classes) Order introduced in 2020. These include both retail and restaurant use, without the need to obtain any further consents.

The property is not Listed, although it is situated within a Conservation Area.

Interested parties are advised to make their own investigations with the Local Planning Authority, the City of Lincoln Council, should they have any specific queries with regard to the Planning position with the property.

Rates

Charging Authority: City of Lincoln Council
Description: TBC
Rateable value: To be assessed following the recent refurbishment of the property.

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

Energy Performance Certificate

Rating: TBC

Tenure

The property is available **To Let** by way of a new lease drawn on the equivalent of Full Repairing and Insuring terms by way of a service charge, for a minimum term of 15 years, subject to 5 yearly upward only rent reviews.

Rent

£85,000 per annum exclusive, payable quarterly in advance

VAT

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

Legal Costs

The ingoing tenant will be responsible for the Landlord's reasonable legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants 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 property is situated in a prime food and beverage trading location at the northern end of Lincoln's pedestrianised precinct.

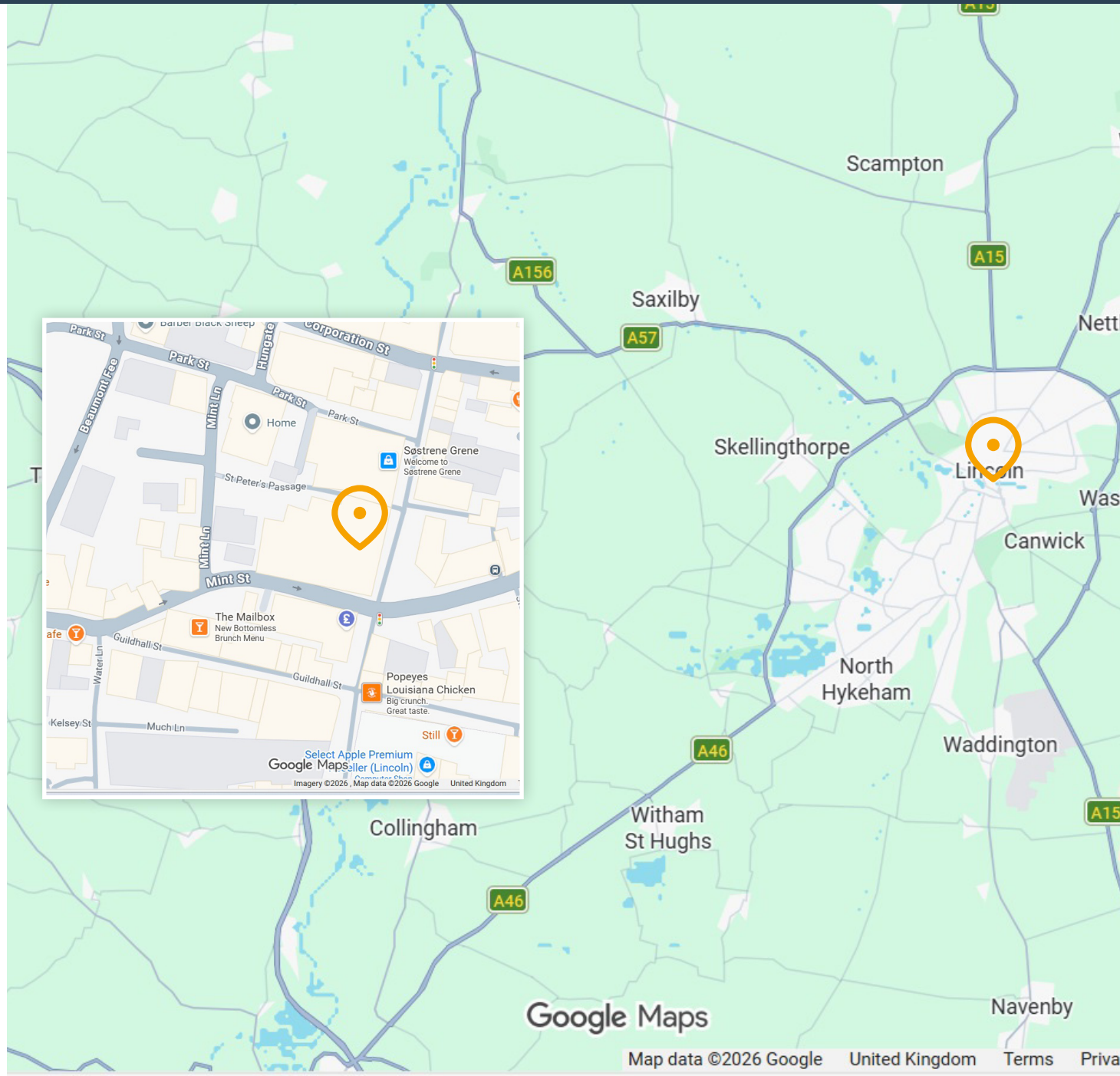
Nearby retailers and restaurant operators include Mountain Warehouse, Sostrene Grene, Greggs, Blacks, Mowgli, Walkabout, Pizza Express, Wildwood, Katie O'Briens, Carousel, Caffè Nero, Slug and Lettuce, Craft, Be at One, Home and Franco Manca.

The 100% prime retail pitch is situated about 50 metres to the south, running south from the Stonebow to St Mary's Street.

Lincoln is the shopping and administrative centre for the County of Lincolnshire. The city is ranked fourth in the East Midlands Experian City Centre rankings after Nottingham, Derby and Leicester. The city is a popular tourist destination attracting over three million tourists per year, predominantly to visit the Cathedral, which is recognised as one of the finest examples of Gothic architecture in Europe.

The city and surrounding area has a population of circa 543,367 with an estimated total catchment spend of £984.50 million. It is also a growing University City with close to 15,000 students and academic staff based at the city's main university campus, lying to the east of the City Centre, contributing an estimated £250 million a year to the local economy.

Lincoln is situated about 30 miles north east of Nottingham, 45 miles north of Peterborough and 35 miles east of Sheffield. The city enjoys good road links via the A46, leading to the A1 at Newark and the A15 provides access to Scunthorpe to the north and Peterborough to the south. There are regular daily direct trains to London King's Cross, which take approximately 1.5 hours.





Google Maps

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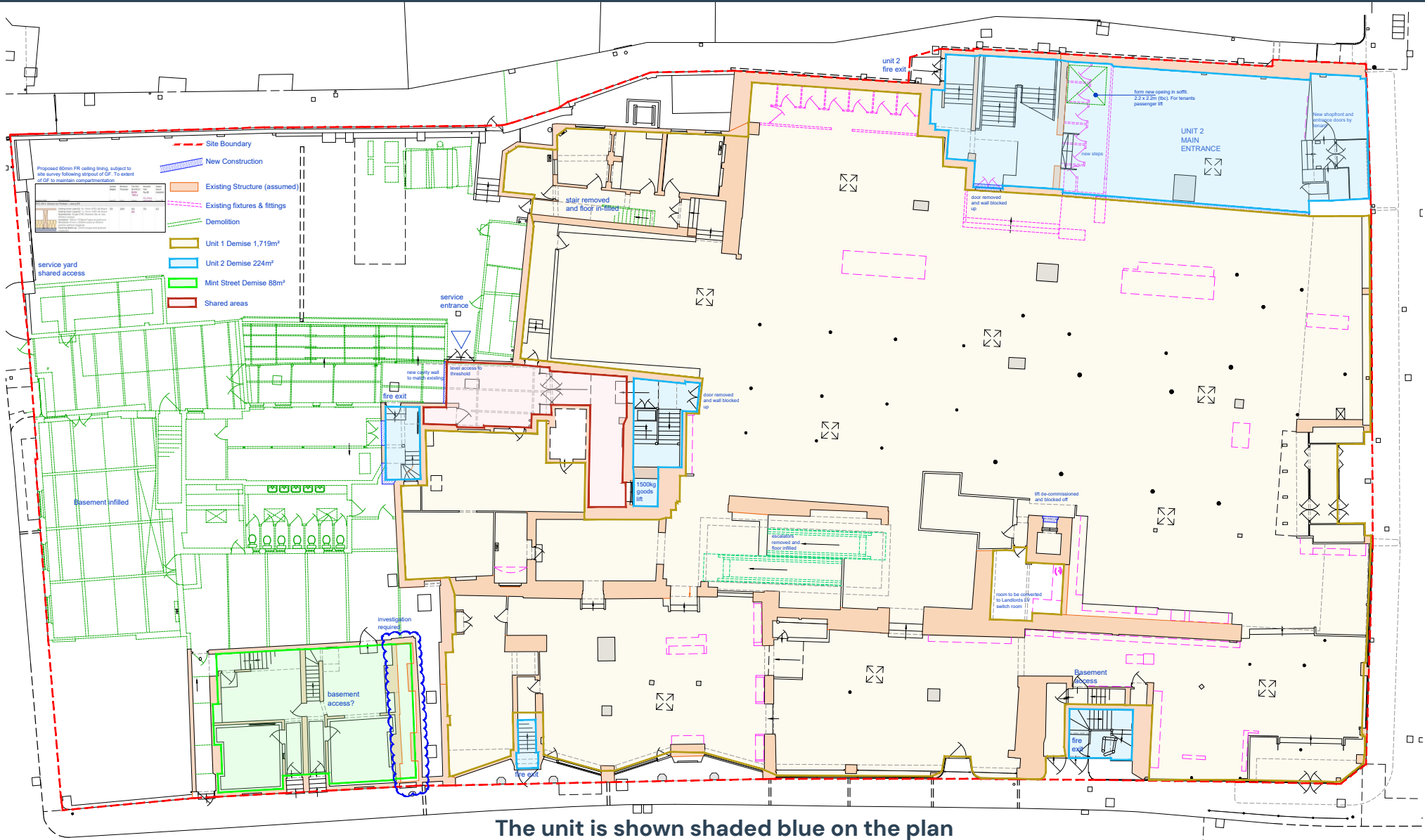
United Kingdom

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The unit is shown shaded blue on the plan

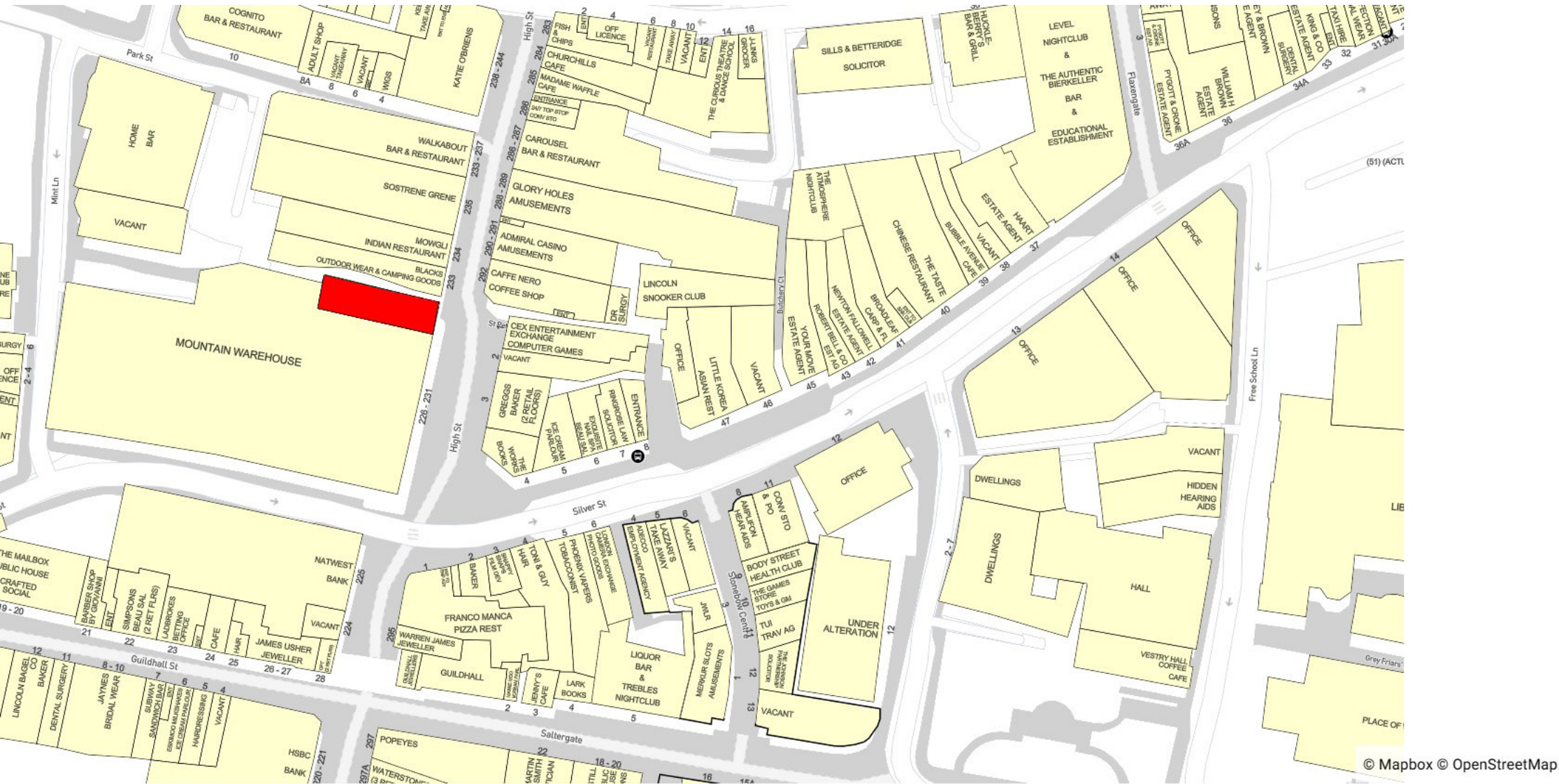
1 Existing Ground Floor Plan
1:100

CAD: bring detail added, notes updated
Rev: Description Date Drawn By

sh	all to head height	cl	bed level
fs	floor to all height	ll	cover level
u/s	underside height	il	invert level
1/s	topside height	tl	threshold level
—	floorboard direction	ut	unable to lift
con	concrete	wl	water level
rl	roof light		
cp	cupboard		
fp	fireplace		
sl	sliding door	(S17)	room height
slv	soil and vent pipe		roof slope
rip	rain water pipe		radiator
cp	carpet		

Client	Highneal Ltd
Project	House of Frazer, 226-221 High Street, Lincoln, LN2 1AY
Drawing Title	Proposed Ground Floor Plan
Drawing No.	240996-0300
Revision	C01
Drawing Status	PLANNING
Drawn	PA
Checked	JD
Paper Size	A1
Scale	1:100
Date	March 25

Corstorphine & Wright
Birmingham Studio
Alpha Building, Suffolk Street Queensway, Birmingham, B1 1TT
0121 737 8350
corstorphine-wright.com



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