

192 HIGH STREET, LN5 7AL

PRIME SHOP TO LET

CLOSE TO THE CORNHILL QUARTER AND LINCOLN RAIL STATION
NEARBY OCCUPIERS INCLUDE BOOTS, MCDONALDS, COSTA, HOLLAND & BARRETT, BARCLAYS



LOCATION

Lincoln is the largest city in Lincolnshire with a resident population of approximately 105,000 and a loyal and affluent shopping catchment. The cathedral city is also a highly popular tourist destination with over 3.7 million tourist visitors per year.

The premises are situated in a prime position on pedestrianised High Street close to The Cornhill Quarter and Lincoln rail station. Nearby national multiple occupiers include **Boots, McDonalds, Costa, Holland & Barrett, Greggs, Nationwide Building Society, Wendy's** and **Barclays** amongst others.

ACCOMODATION

The premises are arranged over ground, first and second floor levels offering the following approximate net internal floor areas:-

Ground Floor Sales	-	137.58 m ²	1,481 sq ft
First Floor Ancillary	-	43.01 m ²	463 sq ft
Second Floor Ancillary	-	35.95 m ²	387 sq ft
Total	-	216.55 m ²	2,331 sq ft

LEASE

Available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£57,500 per annum exclusive. VAT is applicable.

TIMING

Available immediately.

EPC

Energy Rating B. EPC available upon request.

BUSINESS RATES

Rateable Value	-	£51,500
Rates Payable (2026/27)	-	£22,145 pa

Business Rates Relief potentially available for eligible businesses. Interested parties are advised to make their own enquiries with the Local Authority.

COSTS

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

VIEWING

Viewings can only be carried out by contacting:-

Jonathan Daniels
07775 948 774
jonathan@jmdcommercial.co.uk

