



450 High Street, Lincoln
LN5 8HZ
#1236798/2026B

450 High Street

Lincoln, LN5 8HZ



Agreement

For Sale/To Let



Detail

Shop/Office



Price/Rent

Price - £150,000
Rent - £15,000 pax



Size

128.90 sq m (1,387 sq ft)



Location

Lincoln, LN5 8HZ



Property ID

#1236798/2026B

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a two storey shop/office building, with first floor ancillary storage/office accommodation, occupying a prominent corner position at the southern end of Lincoln High Street.

The building has most recently been used as an estate agent/letting office but would be suitable for a variety of different uses without the need to obtain Planning Permission, under the current Class E Planning Consent.

The upper floor provides useful ancillary storage/office accommodation and/or, with the benefit of a self contained side entrance, residential conversion of this space would also be a feasible proposition.

The property has a main frontage to the High Street and a return frontage on its southern side to Shakespeare Street.

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
Ground Floor	88.10	948
First Floor	40.78	439
Total NIA	128.88	1,387

Energy Performance Certificate

Rating: C58

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.

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).

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: £13,250

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

[Estimate your business rates - GOV.UK](https://www.gov.uk/estimate-your-business-rates)

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 with vacant possession on completion.

Whilst the sale of the Freehold is the owner's preferred disposal route, consideration would be given to a letting of the property on a Full Repairing lease, for a term of years to be agreed.

Price/Rent

Price - £150,000

Rent - £15,000 per annum exclusive

VAT

VAT will 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/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 occupies a prominent location at the southern end of Lincoln High Street, on the corner with Shakespeare Street.

The surrounding area is very much mixed use in character with a good range of other commercial properties running along either side of the High Street, with high density residential areas running east and west off the High Street.

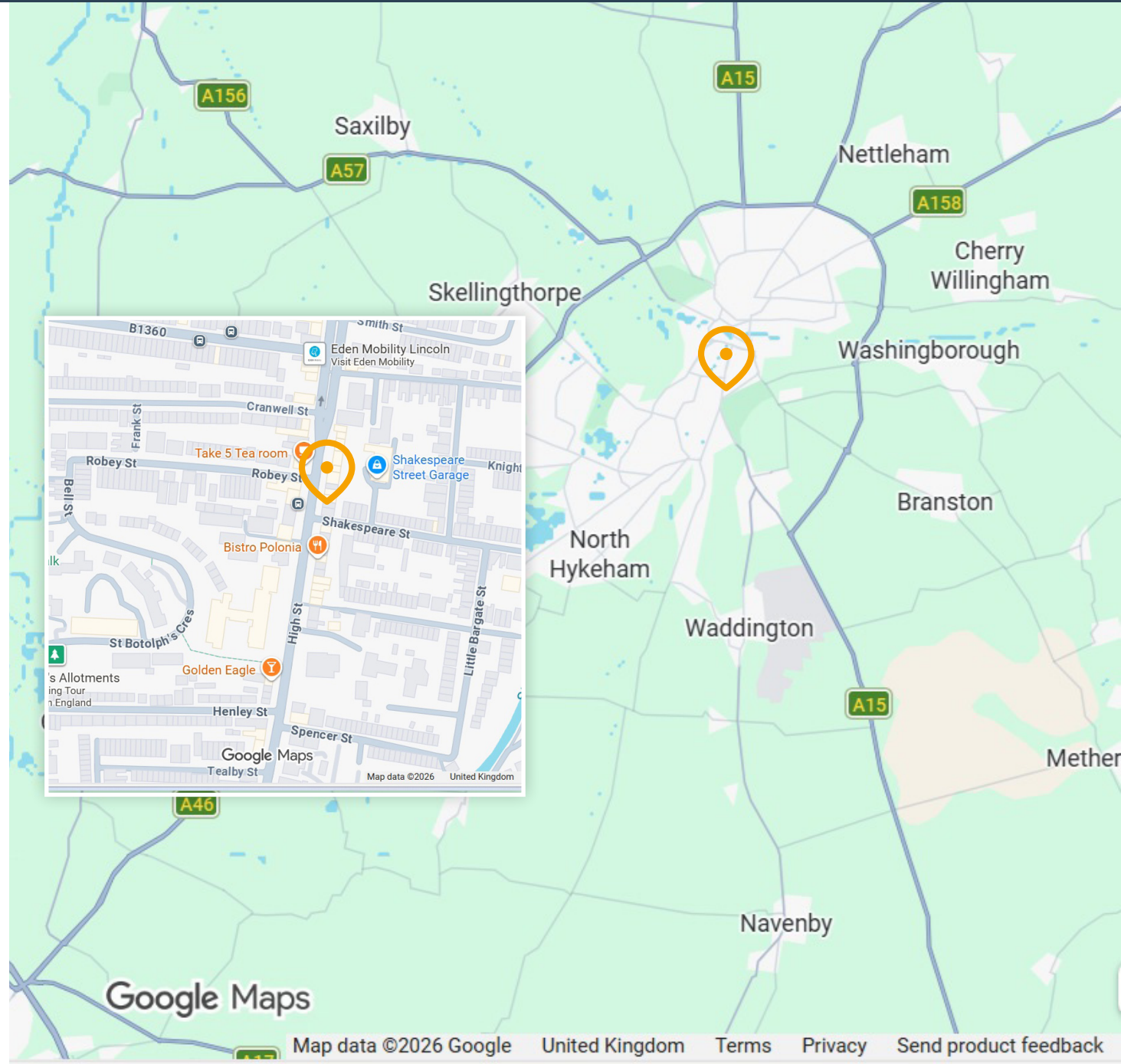
Lincoln City Centre is situated about 1.5 miles to the north.

Lincoln is the administrative and major shopping centre for the County of Lincolnshire, with a catchment of over 545,000 and an established total catchment spend of £984.40 million.

The City is a well-regarded tourist destination, attracting over four million visitors a year, predominantly to view the Cathedral, which is recognised as one of the finest examples of Gothic architecture in Europe.

Lincoln is also a growing University City with over 15,000 students based at the main University of Lincoln campus, just outside the City Centre, generating over £250 million per year for the local economy.

Lincoln enjoys good road links to the A1 at Newark, the M180 at Scunthorpe (via the A15) and is on the East Coast Main Line with regular services to London King's Cross taking around 1.5 hours.





Google Maps



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