



166 High Street, Lincoln  
LN5 7AF  
#1241075/2026F

# 166 High Street

Lincoln, LN5 7AF



## Agreement

To Let



## Detail

Retail unit laid out over ground and first floors, situated in a prominent retailing location on Lincoln's pedestrianised precinct.



## Rent

£30,000 pax



## Size

229.30 sq m  
(2,468 sq ft)



## Location

Lincoln, LN5 7AF



## Property ID

#1241075/2026F

**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



### Charlie Tasker

Trainee Surveyor

T: 01522 544515

M: 07974 470 966

E: charlie.tasker@eddisons.com

## Property

The subject property comprises a prominent mid terraced retail unit with a full width glazed shop front abutting the pedestrianised precinct on Lincoln High Street, laid out over ground and first floors.

Internally, the unit has been fitted out to a good standard with a laminate floor, slat boarded walls and a suspended acoustic ceiling within the retail areas, and painted plastered walls and ceiling within the ground and first floor ancillary storage and staff areas.

## 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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor – Sales	144.78	1,558
Ground Floor – Storage	38.94	419
First Floor – Storage	45.58	491
<b>Total NIA</b>	<b>229.30</b>	<b>2,468</b>

## Energy Performance Certificate

Rating: D90

## Services

We understand that all main services 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:** £29,500

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 **To Let** by way of a new lease for a minimum term of 5 years or multiples thereof, subject to 5 yearly upward rent reviews. The lease will be drawn on Full Repairing and Insuring terms.

## Rent

**£30,000 per annum exclusive of Business Rates and utilities**

## VAT

VAT may 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 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.

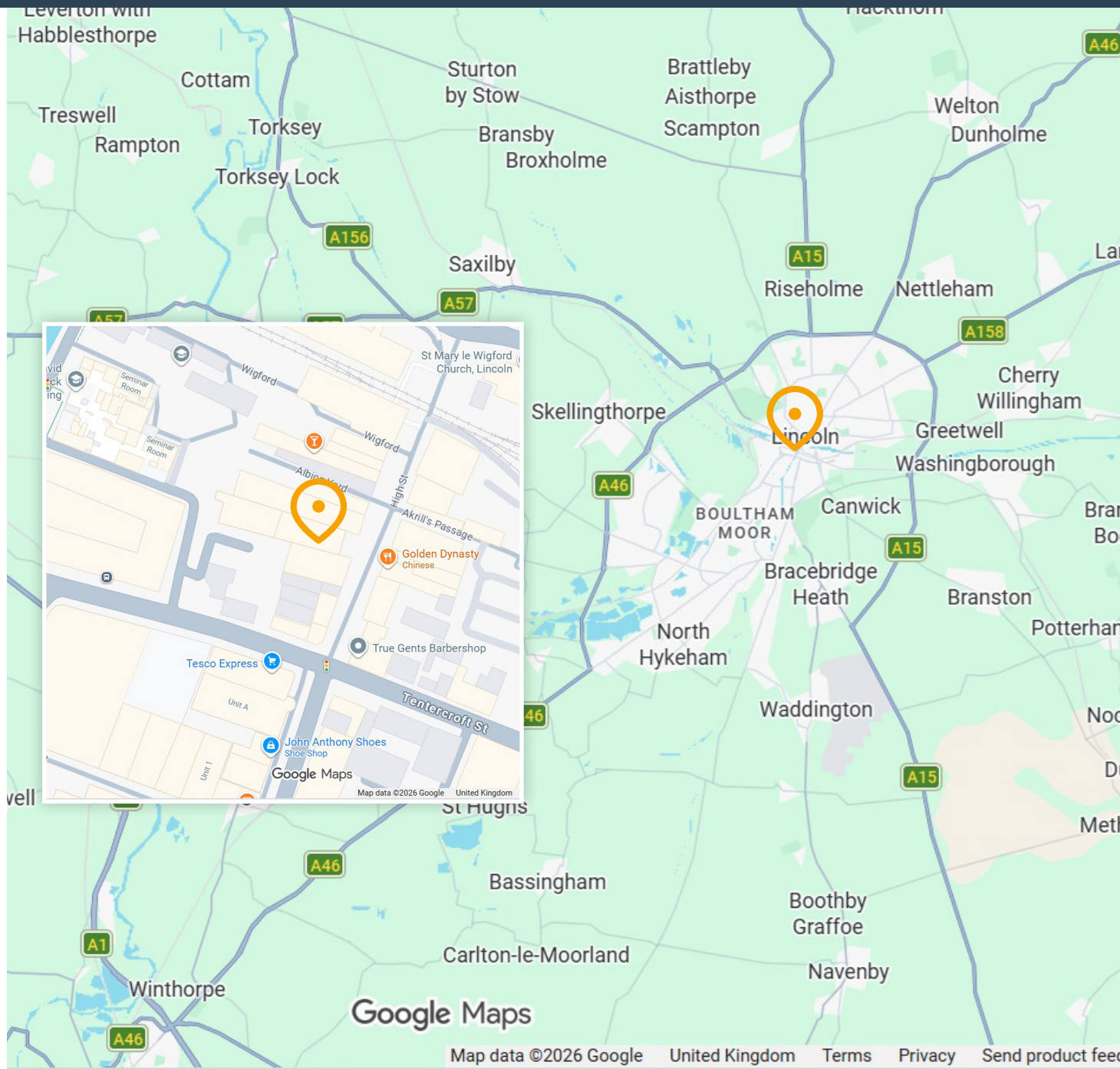
## Location

The property is situated in a strong retailing location on Lincoln's pedestrianised precinct. Nearby retailers include Tesco, Iceland, Poundland, Café Nero and Subway. The prime retailing pitch begins around 100 metres to the north. The Stack, the City Centre's newest leisure venue, offering a range of bars, street food outlets, interactive gaming and regular local live entertainment opened last year in the former Argos unit fronting the High Street, about a 100 metres to the south. The city train and bus stations are situated a short walk to the northeast.

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 behind Nottingham, Derby and Leicester and attracts over three million tourists per year predominately visiting the cathedral, which is recognised as one of the finest examples of Gothic architecture in Europe.

The City has a population of circa 543,367 and an established total catchment spend of £984.40 million. It is also a growing University City, with close to 15,000 students and academic staff based at the city's main campus, contributing an estimated £250 million to the local economy. The main city centre University campus is located on the Ropewalk about 250 meters to west.

Lincoln is situated 30 miles northeast 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.





Google Maps





© Mapbox © OpenStreetMap