

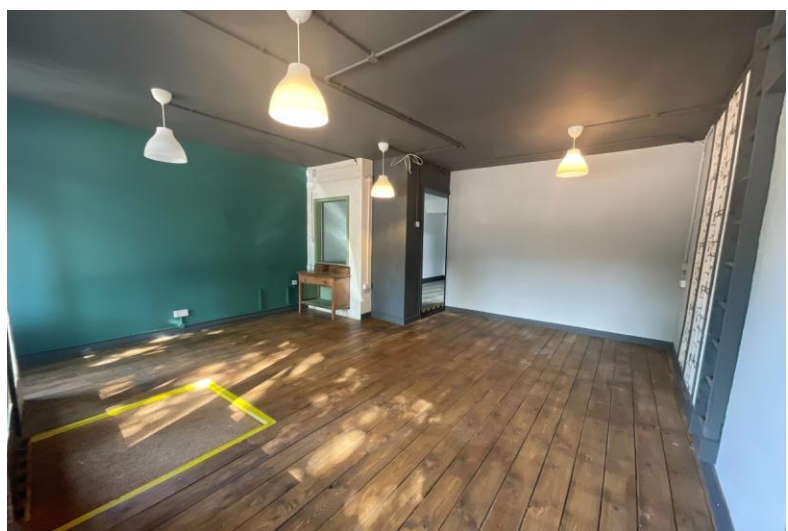
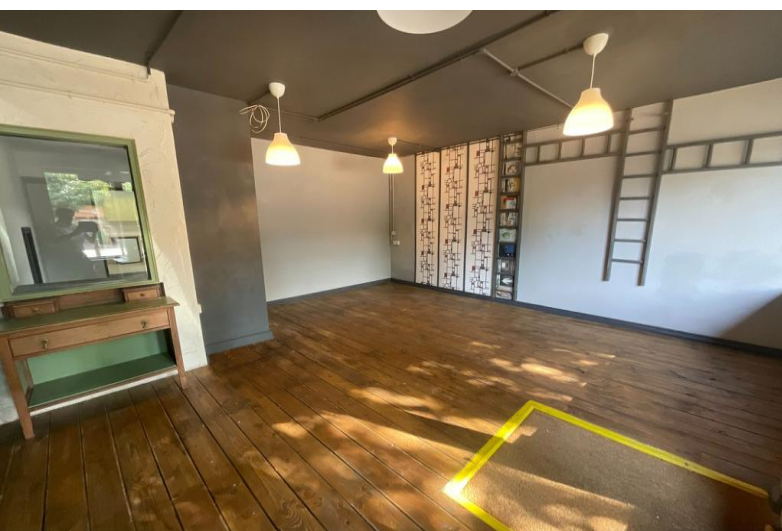


22 Newport

Lincoln, LN1 3DF

£9,000 Per Annum

We are pleased to offer to let this prominently located, recently refurbished office/retail unit, which extends, in total, to 60 sq.m (650 sq.ft) comprising the Main Office/Showroom, Rear Lobby, Rear Office, Kitchen and WC Compartment with the benefit of a parking space to the rear. The property is located within the popular 'Uphill' district of Lincoln, close to the Bailgate Shopping District, Cathedral and Castle and is considered suitable for a variety of uses.





LOCATION

The property is prominently located on Newport within the popular Cathedral Quarter of Lincoln, close to the Bailgate retail area and the tourist attractions including Steep Hill, Cathedral and the Castle. The property is also located within a popular residential area with neighbouring properties comprising a mixture of retail and residential accommodation.

ACCOMMODATION

Main Office/Showroom - 5m x 5.4m

Rear Lobby - 1.6m x 4.5m

Rear Office - 2.8m x 2.8m

Kitchen - 3m x 4.8m

WC/Locker Room - 3m x 1.3m

OUTSIDE

To the rear of the property is one allocated car parking space.



SERVICES

Mains drainage, electricity and water are connected.

EPC RATING – C

LEASE TERMS

The property is available to let under the terms of a new Lease for a term of years to be agreed at a rental of £9,000 per annum. The lease will be excluded from 1954 Act and it will be an internal & insuring lease. Apportioned Buildings insurance will be charged back to the ingoing tenant and a deposit equivalent to three months' rent will also be payable.

LEGAL COSTS

The prospective tenant will be responsible for the payment of a referencing fee of £150 inc. VAT and in addition the ingoing tenant will be responsible for the Landlord's reasonable costs for the preparation of the Lease. Further details are available on request.

BUSINESS RATES

Rateable Value - £7,600

Retail, Hospitality and Leisure Multiplier (2026/2027) 38.2p in the £.

The property may qualify for small business rates relief.

Prospective tenants should make their own enquiries regarding Small Business Rates Relief.

VAT

VAT is not payable in addition to the rent.

VIEWINGS - By prior appointment through Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in to one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

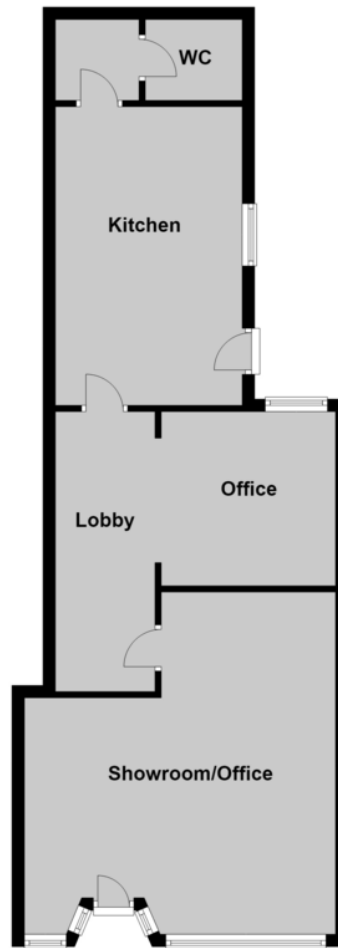
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 57.9 sq. metres (622.8 sq. feet)



Total area: approx. 57.9 sq. metres (622.8 sq. feet)

Floorplan for illustration purposes only
Plan produced using PlanUp.

29-30 Silver Street

Lincoln

LN2 1AS

commercial@mundys.net

01522 556088

22 Queen Street

Market Rasen

LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

