



## RETAIL TO LET

73 High Street, Lincoln, LN5 8AD

**Rent £7,800 P/A**

This bright and spacious Retail Unit has the particular advantage of a double-frontage onto High Street and Peel Street and has recently been refurbished to a high standard and available for immediate occupation.

In addition to the main retail space, there is a Private Office, Kitchen and WC Compartment to the rear. The overall floor area extends to 40 sq.m (430 sq.ft).





#### **LOCATION**

Lincoln's High Street is the main retail street within Lincoln's City Centre, which has been subject to extensive Highways improvements, which has further enhanced the southern section of High Street.

For satellite navigation purposes, please use the postcode: LN5 8AD.

#### **DESCRIPTION**

This recently refurbished retail unit has the particular advantage of a return frontage onto both High Street and Peel Street and is considered suitable for a variety of business/retail uses.

#### **ACCOMMODATION**

Principal Showroom/Office Area - 3.9m x 9.2m  
Recently refurbished and well-presented throughout, incorporating an air-conditioning system.

Rear Office - 1.6m x 2.6m

Together with a separate Kitchen Area and WC Compartment.

#### **SERVICES**

Mains drainage, electricity and water are connected to the property.

## **EPC RATING – D**

### **PARKING**

1 hour free parking is available outside the property.

### **LEASE TERMS**

The property is available 'To Let' for a term of years to be agreed at a rental of £650 pcm (£7,800 pa). The rent is exclusive of utility costs and business rates. A deposit will also be payable. Further details on request.

The Landlord is responsible for insuring the building, the costs of which are recharged to the Tenant.

### **LEGAL COSTS**

A Tenant Referencing Fee of £100 inc VAT, per person named on the Lease, will be levied to undertake referencing. The ingoing Tenant will also have the Landlord's reasonable legal costs to pay for producing the Lease.

### **BUSINESS RATES**

Rateable Value - £6,100

In the event that a full rating liability is required, the current rates payable would be approx. £3,010 (Rate to the pound for 2019/20 is 50.4 pence).

Prospective Tenants are likely to qualify for Small Business Rates Relief which, under the current framework, would give up to 100% exemption of rates liability. Interested parties should make their own enquiries.

### **VAT**

VAT is not payable.

### **VIEWINGS**

By prior appointment through Mundy's.

#### **NOTE**

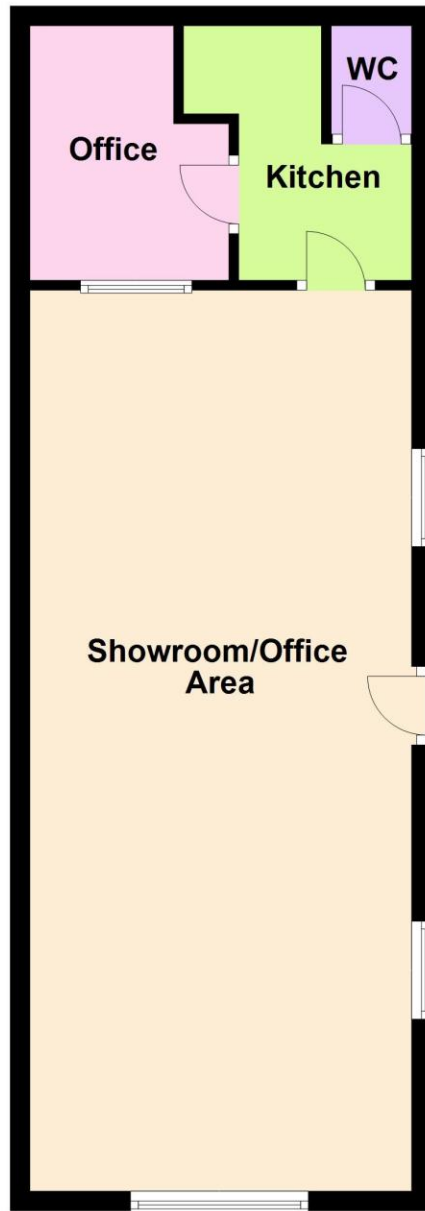
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### **GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give 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 Mundy's 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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**For illustration purposes only**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

