



**100 Burton Road
Lincoln, LN1 3LN**

Rent £9,600 Per Annum Prominently Located Retail Premises To Let

This ground floor retail unit benefits from a return frontage and is located within the busy and ever popular Burton Road district, within the affluent 'Uphill' area of Lincoln, within walking distance of the principal tourist attractions including the Lincoln Cathedral and Castle. Burton Road has a wide range of independent retailers providing a wide range of facilities, meeting all day to day shopping requirements together with coffee shops, restaurants and public houses. This retail unit is considered suitable for a variety of retail businesses.





LOCATION

The property is prominently situated on the junction of Burton Road and Turner Street, located adjacent to Burton Road Post Office and is situated within 1 mile of Lincoln City Centre. Being within the 'Uphill' district of Lincoln, it is within close proximity of all tourist attractions within the historic quarter of Lincoln.

DESCRIPTION

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ACCOMMODATION

The property has the benefit of a large return frontage retail showroom extending to 41 sq.m (441 sq.ft). In addition, there is a store room/staff room providing access to a courtyard area with WC compartment.





SERVICES

Mains water and electricity are connected.

EPC Rating – D

LEASE TERMS

The property is available to let for a term of years to be agreed on an Internal Repairing & Insuring Lease, subject to an initial annual rent of £9,600 per annum, payable monthly in advance. A deposit equivalent to three months' rent will also be payable.

BUSINESS RATES

Rateable Value - £10,250

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

Prospective occupiers are likely to qualify for Small Business Rates Relief which, under the current framework, would give up to 100% exemption of Rates liability, but interested parties should make their own enquiries. In the event of a full rates liability, the annual rates payable for this current year would be £3,915.

VAT

VAT is not payable on the annual rent charged.

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.

PARKING

30 min free parking opposite the shop and 2 hour free parking areas nearby.

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

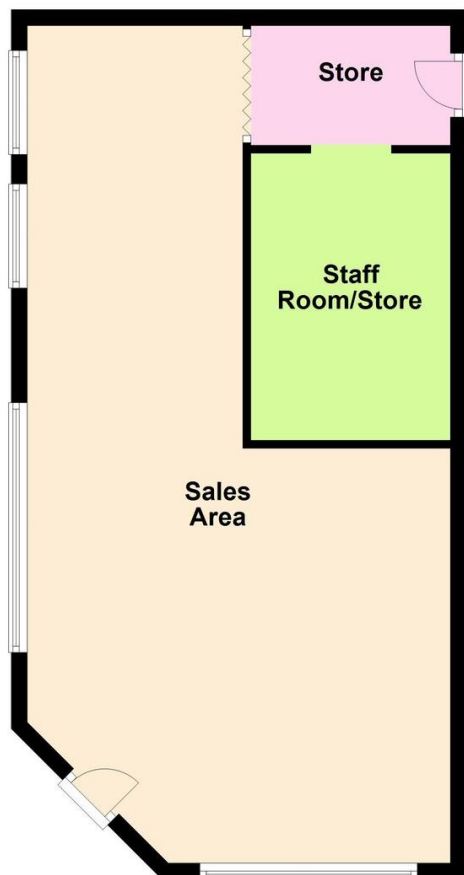
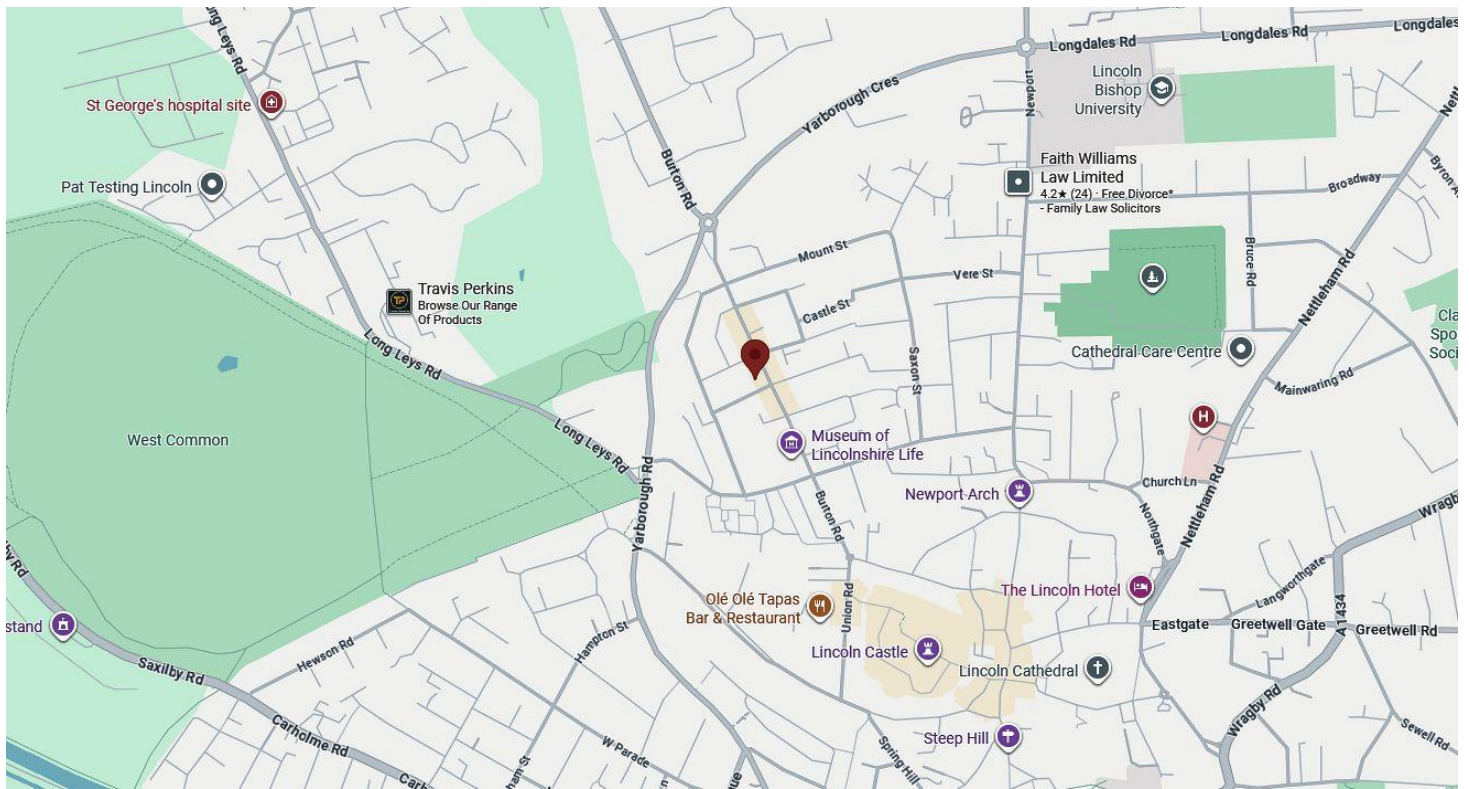
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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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.

