

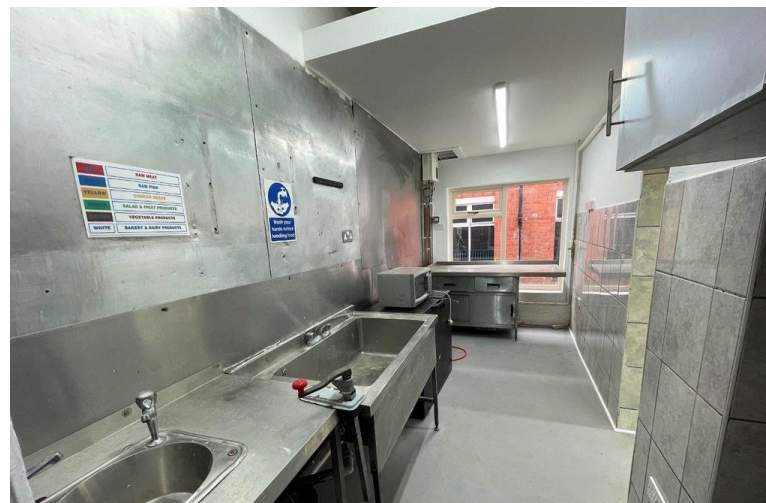
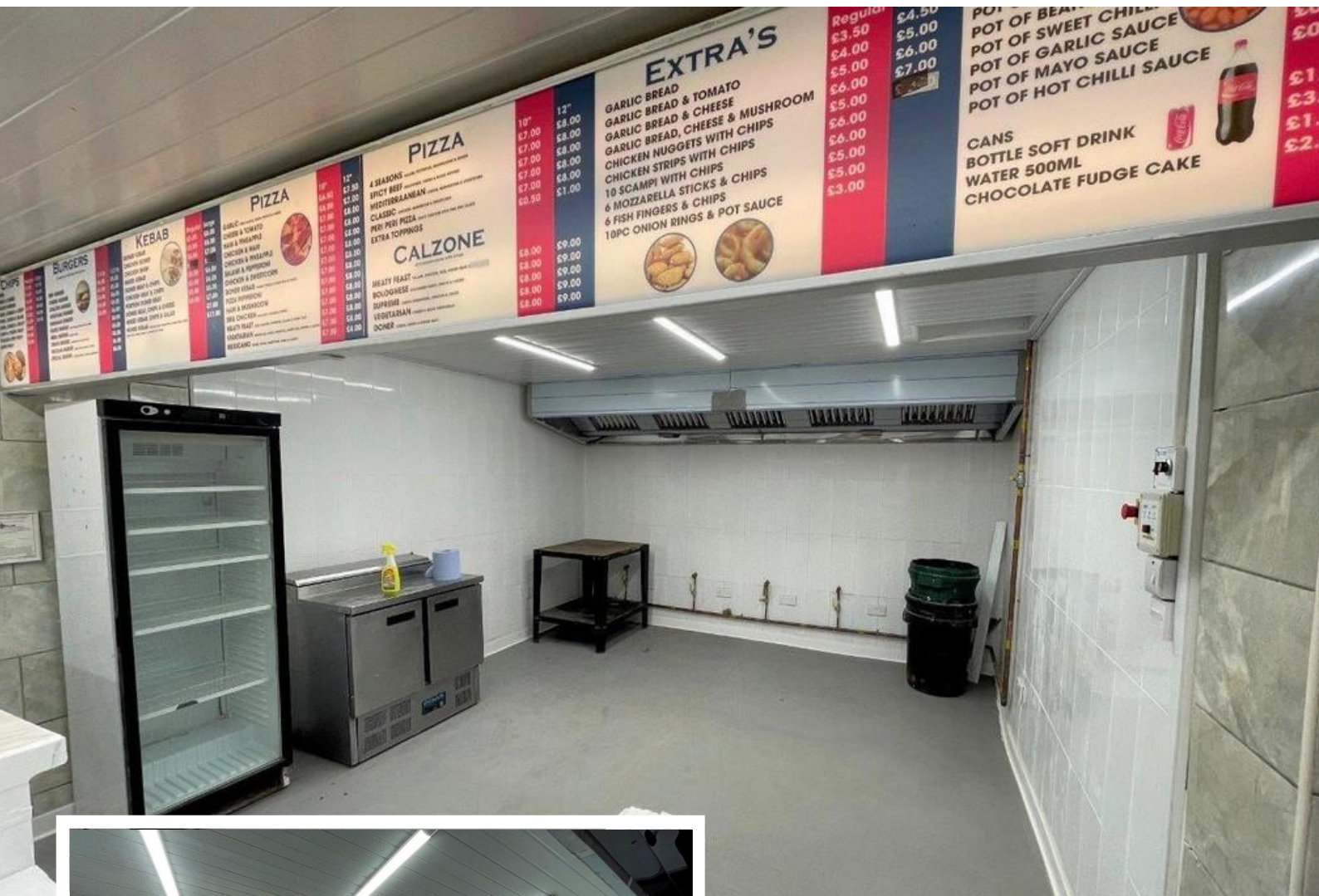


Central Late Night Takeaway Premises To Let 8 Park Street, Lincoln, LN1 1UF

**Rent £400 Per Week
INCENTIVES AVAILABLE**

We are pleased to offer to let this rare opportunity to acquire a centrally located Hot Food Takeaway, with the benefit of a Late Night Refreshment Licence permitting trading until 4am. The property is located within the heart of Lincoln City Centre, adjacent to a number of popular nightclubs and bars. The refurbished premises have the benefit of a mechanically operated security shutter and replacement uPVC windows and door.





LOCATION

The property is located centrally within Lincoln's primary nightclub and leisure district being located directly off High Street and adjacent to a number of busy bars and nightclubs. Lincoln is a vibrant city with a population of around 130,000 residents, together with a total catchment population of around 544,000 residents. It also has over 15,000 students living within walking distance of the city centre.

ACCOMMODATION

The open-plan premises provide for a retail area and kitchen extending to 27 sq.m (290 sq.ft) and in addition, there is a separate preparation room and staff WC facility providing for a total area of 33 sq.m (360 sq.ft).

SERVICES

Mains drainage, gas, electricity and water are all connected to the property. Gas connections are provided within the Kitchen, which is fitted to a catering standard.

EPC RATING – C

LEASE TERMS

Lease Terms - The property is available to let for a term of years to be agreed.



LEGAL FEES

The ingoing Tenant is responsible for the Estate Agent's Referencing Fee (£100 inc VAT), together with the Landlord's reasonable legal fees for producing the Lease. Further details are available on request.

BUSINESS RATES

Rateable Value - £15,250

Small Business Multiplier (2021/2022) 49.9p in the £. The property may qualify for small business rates relief.

Prospective owners 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.

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. Mundys 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:

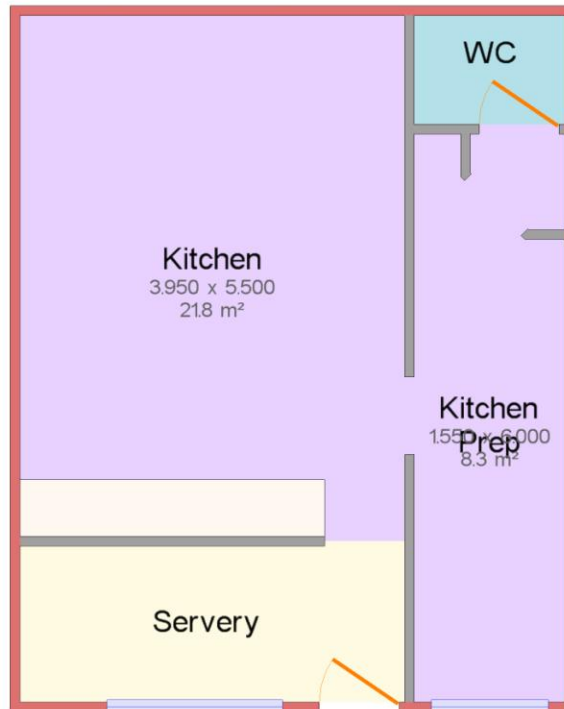
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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Floor Plan

Gross internal area: 40.6 m² (437.5 ft²)



Drawings are for illustrative purposes only.
Produced using Quick Sketch 3.17.2w

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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 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.

