

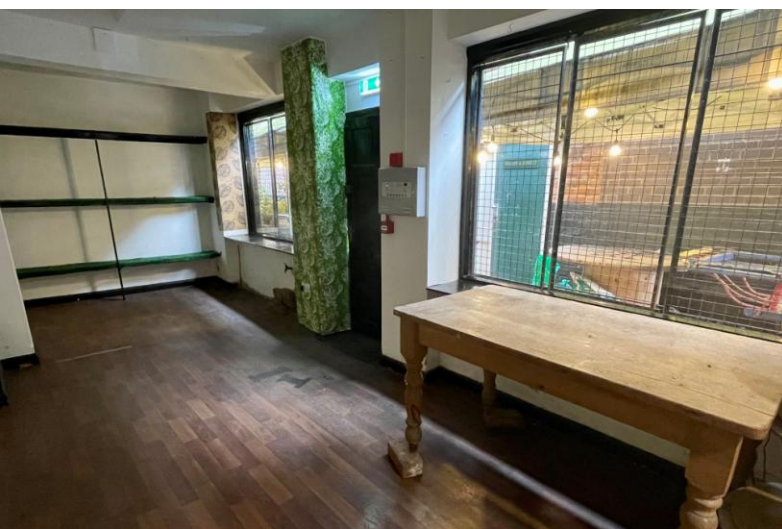


320A High Street

Lincoln, LN5 7DW

Offers in the region of £125,000 (Freehold)

We are pleased to offer for sale this particularly rare opportunity to purchase a Freehold Grade II Listed retail outlet located within Lincoln's prime High Street, situated to the rear of the Phone Clinic and immediately adjacent to Barclays Bank, Holland & Barrett and Costa Coffee, accessible via a passageway. Internally, the two-storey accommodation provides for retail/office space at ground and first floor level and extends, in total, to 52 sq.m (560 sq.ft). The accommodation also includes a staff kitchen/WC facility. There are full unrestricted pedestrian rights along the passageway.





LOCATION

Located on Lincoln's prime High Street, 320A is accessible via a pedestrian passageway, adjacent to Holland & Barrett, close to the junction of High Street with Cornhill, where the majority of retailers are well-known national brands, including Boots The Chemist, Marks & Spencer, Barclays Bank etc.

DESCRIPTION

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ACCOMMODATION

The premises are approached via a pedestrian passageway and the ground floor retail space provides for an open-plan area measuring 2.6m x 7m. Beyond this, is a lobby and stairwell providing access to the first floor sales area/office, which is 2.6m x 5m. In addition, there is a store/staff room and WC compartment.



SERVICES

Mains drainage, electricity and water are connected.

EPC RATING – D.

TENURE

The property is available for sale on a Freehold basis . The owner of the passageway would consider a separate Lease of the passageway. Further details on request.

BUSINESS RATES

Rateable Value - To be confirmed.

It is, however, likely that any prospective occupier would be entitled to claim Small Business Rates Relief.

VAT

VAT may be chargeable in addition to the purchase price.

VIEWINGS

By prior appointment through Mundys.

DISCLAIMER

Disclaimer - In order to comply with the Property Misdescriptions Act 1979, we must point out that the vendor is related to a Partner at Mundys.

NOTE

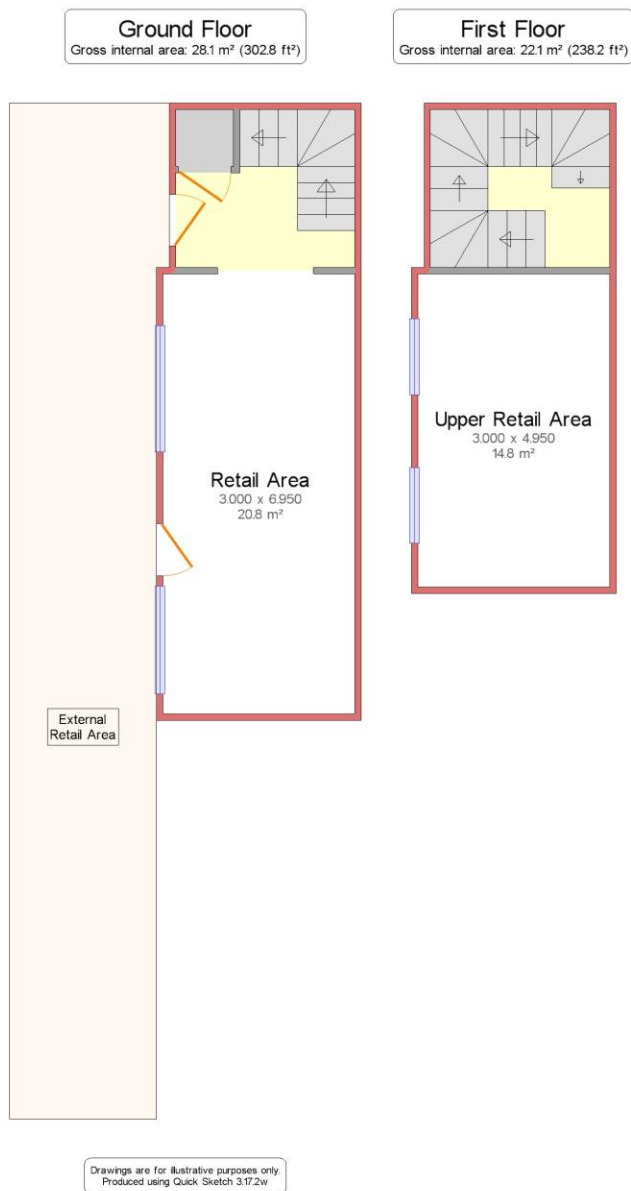
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 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 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.

