



Mixed Investment

108 Hewson Road, Lincoln, LN1 1RX

**Mixed investment for sale -
£385,000**

715 to 3,026 sq ft
(66.43 to 281.12 sq m)

- Commercial and residential income
- Fully Let
- Total income £23,487 per annum Gross
- Prominent location on busy City Centre Road
- Finance available subject to status

Mixed Investment, 108 Hewson Road, Lincoln, LN1 1RX

Summary

Available Size	715 to 3,026 sq ft
Price	Offers in the region of £385,000
Rates Payable	£0.74 per sq ft Rates for commercial ground floor unit
Rateable Value	£4,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

Description

This City Centre investment opportunity comprising a ground floor commercial unit and an apartment situated on the first floor with 4x bedrooms to include open planned living & kitchen space and a shared bathroom. An additional 2 bedroom "Bungalow" to the rear, self contained.

Car parking to the side and rear for tenants.

Location

Located on one of the main thoroughfares into Lincoln, being on the corner of Hewson Road and Carholme Road.

Lincoln has a host of High Street shops and department stores, banking and leisure facilities. The famous Steep Hill leads to the Uphill area of Lincoln, with its quaint boutiques and bistros, the Castle and Cathedral.

Accommodation

The accommodation comprises the following areas: Ground floor commercial unit - £5400 per annum Ground and first floor 4 bedroom flat £8,587.83 per annum Rear Flat - 2 bedroom Bungalow - £9360 per annum Total income £23,347.83 per annum gross

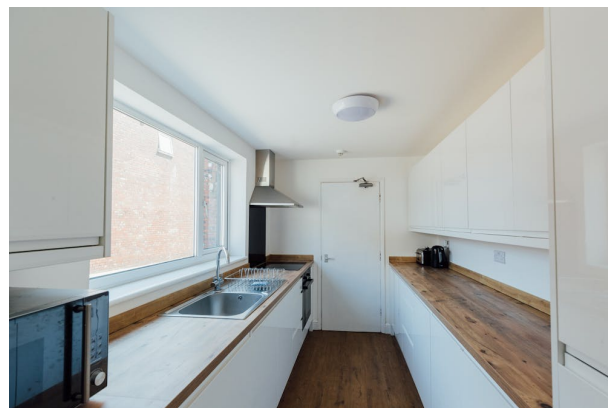
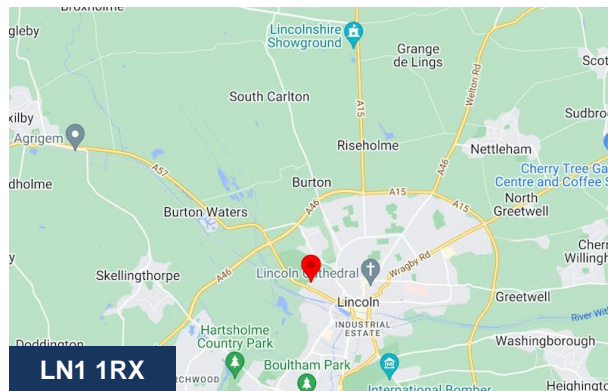
Name	sq ft	sq m	Availability
Unit - Ground floor Commercial	715	66.43	Available
Ground - Ground floor and first floor flat	1,300	120.77	Available
Unit - Rear residential bungalow	1,011	93.92	Available
Total	3,026	281.12	

Viewings

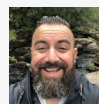
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Finance

Finance may be available through Independent Financial Brokers and P&F Commercial would be pleased to make an introduction for you. The Brokers are completely Independent and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.



Viewing & Further Information



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