



48 Carholme Road

Lincoln, LN1 1ST

Takeaway premises TO LET - Lincoln

Rent £10,000 pa +vat

550 sq ft

(51.10 sq m)

- Circa 550 Sq ft of operational space over ground floor only
- Comprises 2 individual rooms
- Refurbished as a takeaway
- Well located takeaway venue
- Clean and vacant unit
- Extraction installed
- Available immediately

48 Carholme Road, Lincoln, LN1 1ST

Summary

Available Size	550 sq ft
Rent	£10,000.00 per annum
Rateable Value	£3,200
Car Parking	There is no parking with the property
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (67)

Description

48 Carholme Road is presently utilized as a takeaway and is ideally situated to remain so. The property is conveniently located within walking distance of the City Centre and surrounded by a mix of office and residential spaces near the University of Lincoln.

The premises include two operational areas: a rear prep and cooking station and a service counter and customer waiting area at the front.

Location

Located on Carholme Road (A57), the main arterial route on the Western side of the city centre, giving a direct link to the A46 bypass. The property is situated within walking distance of the city centre, surrounded by a variety of residential and commercial property in close proximity to the University.

Accommodation

Ground floor operational space:- Front Office 4.6m x 4.5m with good sized display window to the front office Rear Office 1 - 4.6m x 3.6m and Rear Office 2 - 2.1m x 6.9m

Name	sq ft	sq m	Rent	Availability
Ground - Takeaway	550	51.10	£10,000 /annum	Available
Total	550	51.10		

Viewings

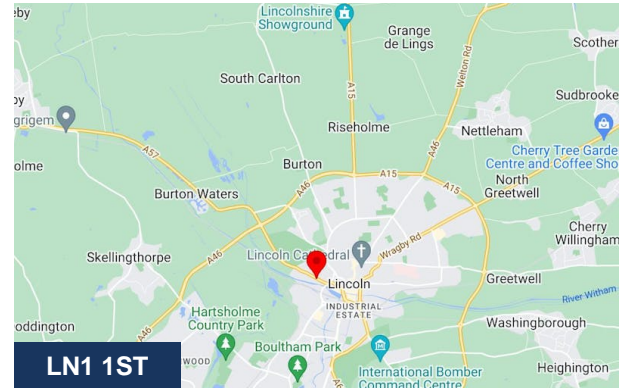
Viewing by appointment with the Agent P&F Commercial on 01664 431330 or via email office@pandfcommercial.com

Terms

Offered for let on a new fully repairing and insuring lease with terms to be agreed - The rent for year 1 is £10,000 plus VAT. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance.

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.

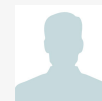


Viewing & Further Information



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