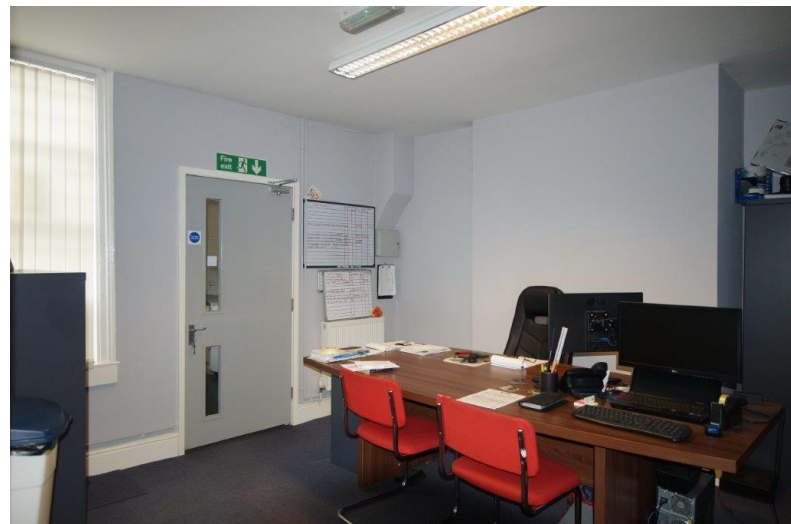




## Freehold Showroom & Office Building For Sale 1 High Street, Lincoln, LN5 8BQ

**Price £225,000**

This Showroom & Office Building is located prominently on High Street, adjacent to the St. Catherines Roundabout, which benefits from very well-presented Three Storey Showroom/Office Accommodation together with ancillary Kitchen and WC Facilities. The property is also considered suitable for a variety of alternative uses including retail and residential, subject to the necessary Planning Permissions. The total internal floor area is approx. 171 sq.m (1,840 sq.ft).





#### LOCATION

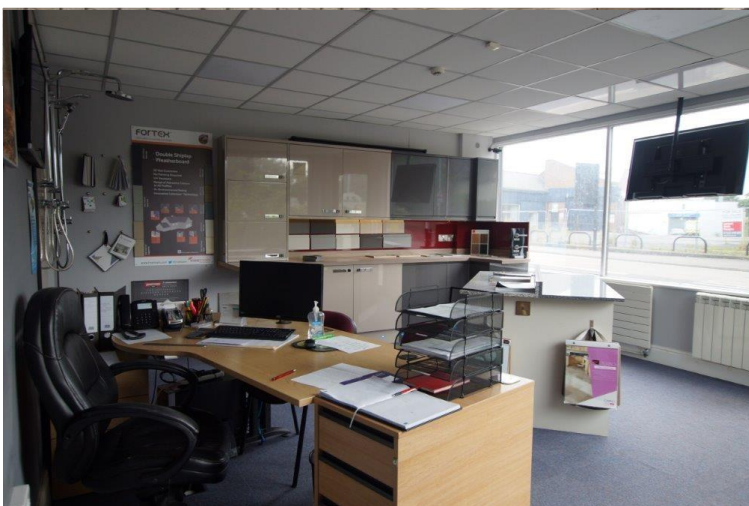
The property is located prominently on High Street, adjacent to the St. Catherines Roundabout, having the enviable address of 1 High Street, Lincoln and has a great mixture of high street retailers and independent shops and boutiques. The area has recently been enhanced by the pedestrianisation of the lower high street and the opening of the east-west link road.

For satellite navigation purposes, please use the postcode LN5 8BQ.

#### DESCRIPTION

This Showroom & Office Building is located prominently on High Street, adjacent to the St. Catherines Roundabout, which benefits from very well-presented Three Storey Showroom/Office Accommodation together with ancillary Kitchen and WC Facilities. The property is also considered suitable for a variety of alternative uses including retail and residential, subject to the necessary Planning Permissions. The total internal floor area is approx. 171 sq.m (1,840 sq.ft).

This three storey Period Building has a ground floor showroom and office space above to two floors, together with ancillary kitchen and WC facilities at ground and first floor level. In addition, the property has a storage cellar.





Externally, the property has the benefit of an enclosed rear yard/parking area with vehicle access available via Bargate.

## **ACCOMMODATION**

### Ground Floor

#### Showroom

5.2m x 5m – With double-frontage windows incorporating with Category 2 Lighting.

#### Side Entrance

#### Lobby/Reception

With seating area, access to the upper floors, cellar and further access to a disabled access WC compartment.

#### Office 2 3.9m x 3.9m

A further well-presented office/meeting room with Category 2 Lighting.

#### Kitchen 2.4m x 3.4m

Fitted with a range of modern wall and base units including freestanding appliances. Access to rear courtyard/parking area.

### First Floor

#### Stairs/Landing

#### Office 3 (to front) 5.7m x 5m

With dual aspect windows, Category 2 Lighting.

#### Office 4 (to rear) 4.3m x 4m

Once again with Category 2 Lighting and incorporating a uPVC double glazed window.

#### Kitchen 2.5m x 2.4m

Fitted with modern wall and base units and providing access to shower room/WC with a white three piece suite.

### Second Floor

#### Stairs/Landing

Office 4 5m x 5m – With dual aspect windows and Category 2 Lighting. There is a useful walk-in storeroom off.

### Cellar

In addition to the accommodation as outlined above, there is a useful storage cellar, accessed via the ground floor hallway considered suitable for archive storage etc.

## **SERVICES**

Mains drainage, gas, electricity and water are all understood to be connected to the premises.

## **EPC RATING – C**

## **TENURE**

The property is understood to be held on a Freehold basis. Vehicular access is via a private Right of Way and is charged at £250 per annum. Further details are available on request.

## **VAT**

VAT is not applicable.

## RATEABLE VALUE

Rateable Value - £6,400

In the event that a full rating liability is required, the current rates payable would be approximately £3,230 per annum (Rate to the pound for 2019/20 is 50.4 pence).

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.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## 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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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently. Plan produced using PlanUp.

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