

PRIME SHOP TO LET

300 HIGH STREET LINCOLN

LOCATION

The premises are located in prime pitch in Lincoln on the High Street. The property is adjacent to **H Samuel** and opposite **Primark**. Other retailers close by include, **Waterstones**, **Accessorize**, **Marks & Spencer**, **Paperchase** **Carphone** and **Warehouse**.

ACCOMMODATION

The premises are arranged over four floors, offering the following approximate areas:

Net Frontage	13ft 8
Internal Width	14ft 7
Ground Floor	661 sq/ft
First Floor	234 sq/ft
Total	895 sq/ft

(Part 1st Floor, 2nd Floor and 3rd Floor are currently sublet to Waterstones, generating an income of £5,000 per annum, VP of the upper parts can be secured if required).

LEASE

The premises are to be made available by way of a new lease for a term to be agreed.

RENT

£80,000 per annum exclusive.

LEGAL COSTS

Each party to bear their own legal costs associated with this transaction.



USE

The property has an A1 planning use.

RATES

The local authority has advised us the property is currently assessed as follows:

Rates Payable 2017/2018	£27,782
Rateable Value 2017/2018	£58,000

(Interested parties are advised to make their own enquiries with the local authority.)

EPC

Available on request.

VIEWING

Viewings to be arranged strictly by prior appointment through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler

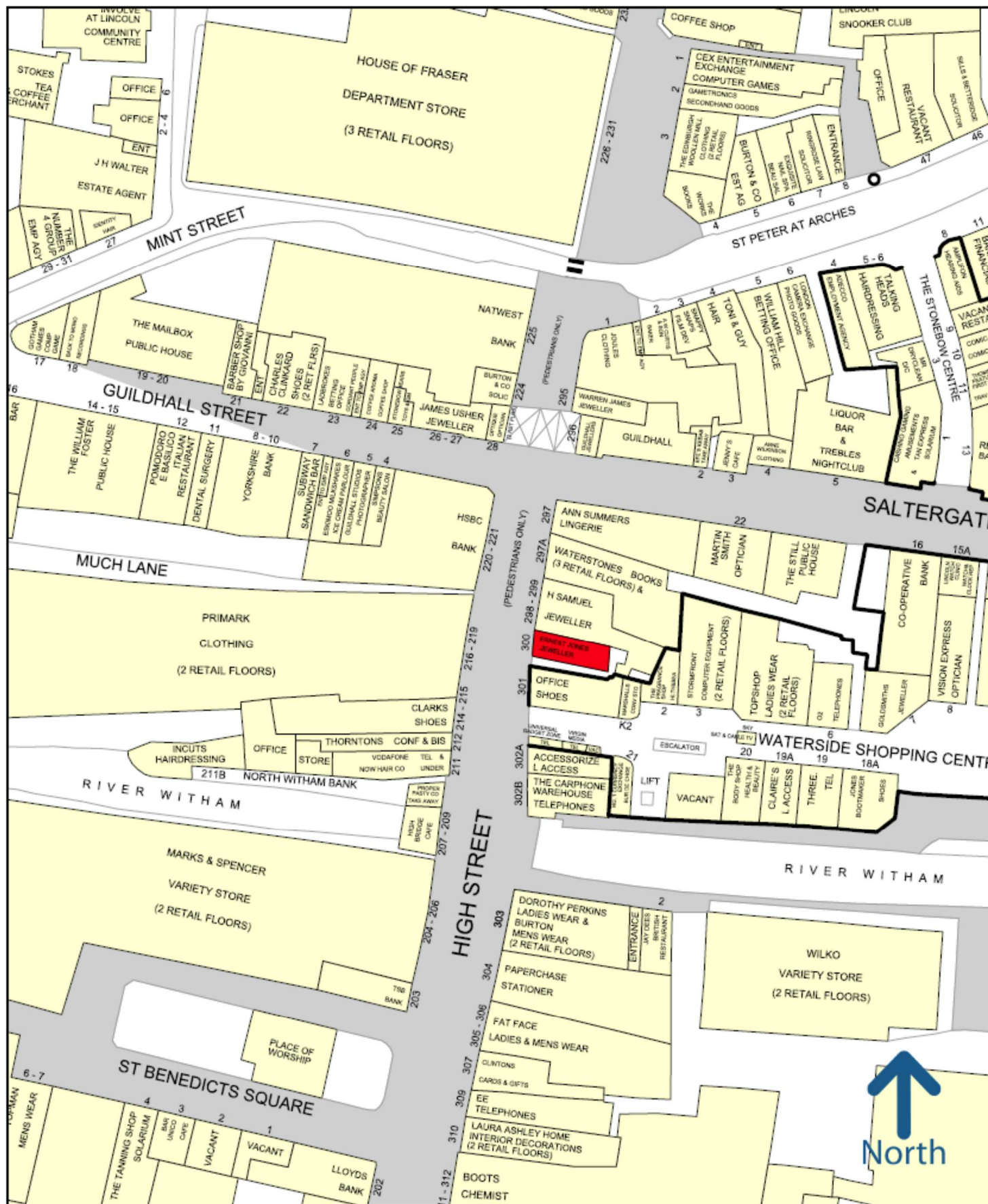
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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.



Experian Goad Plan Created: 21/09/2017
Created By: Blanchflower Lloyd Baxter

