



Ground Floor Retail Unit - TO LET

449 High Street, Lincoln LN5 8HZ

**TAYLOR
LINDSEY**

449 High Street, Lincoln LN5 8HZ

DESCRIPTION

449 High Street, Lincoln is a well-presented ground floor retail unit, offering an open-plan sales area, with ancillary space to the rear including a kitchen, WC, and yard.

The unit benefits from air conditioning, laminate flooring, and suspended ceilings with integrated lighting, making it ready for immediate occupation.

LOCATION

The property is prominently positioned on the southern end of Lincoln High Street, within walking distance of Lincoln Railway Station, Bus Station, and the city's central retail core.

Local occupiers include: Castlegate Indian, Premier Newsagents, The Nail Fairy Tanning & Beauty, and The Shakespeare Pub.

TENURE

The property is made available by way of a new lease on terms to be agreed.

VAT

VAT will not be charged on the rent.

ENERGY PERFORMANCE CERTIFICATE

The EPC and Recommendation Report are available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs.

SERVICES

Mains electricity, water and drainage are connected. There is a heating / cooling system to the retail area.

- **CITY CENTRE LOCATION.**
- **SIZE: APPROX 425 sq ft (39.5 sq m)**
- **RENT: £8,750 P.A.X**

ACCOMMODATION

The property has been measured on a Net Internal Area basis:

Description	M2	Sq. Ft
Ground Floor—Sales Area	37.3	401
Ground Floor—Kitchen	2.2	24
Ground Floor—WC	-	-
Total NIA	39.5	425

INSURANCE

The landlord will insure the building and recharge a fair proportion to the tenant. The tenant will place a policy for their contents and business interruption as they require.

PLANNING

We understand that the property has consent for Class E of the Town and Country Planning Use Classes Order. This includes offices, retail,

RATEABLE VALUE

To be re-assessed on separation of the units by the Valuation Office.



VIEWINGS & FURTHER INFORMATION

Please contact:

Adrian Bower MRICS - Estate Manager

Tel: 01522 512200

Email: adrian.bower@taylorlindsey.co.uk

These particulars are provided as a general outline only, for the guidance of intending lessees, and do not constitute part of an offer or contract. Descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but interested parties must satisfy themselves as to their accuracy. Unless otherwise stated all prices quoted are exclusive of VAT. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

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