

RETAIL AND LEISURE



PRIME RETAIL - LINCOLN - 310 HIGH STREET, LN5 7DR

RETAIL UNIT TO LET

LOCATION

Lincoln is a popular Cathedral City benefiting from over 3.7m annual tourists and has an growing University population of over 15,000. The property is at the Southern end of High Street, and within walking distance of the key tourist attractions, namely Lincoln Cathedral and Lincoln Castle.

The unit occupies a prominent position on High Street, situated between the Waterside Shopping Centre and The Cornhill Quarter. New occupiers announced recently to the city include Pho, Everyman Cinema, Sea Salt, The Botanist, Hobbs and Phase Eight. It was recently announced the House of Fraser on High Street will be redeveloped to provide a new Radisson 4 Star Hotel showing positive signs of investment into the City.

The premises are arranged over two principle floors comprising a total of approx. 3,000sqft of sales trading area. Loading is via City Square to the rear.

ACCOMMODATION

| | | |
|-------------------|-------------------|--------------------|
| Ground Floor | 146.6 sq m | 1,578 sq ft |
| Ground Floor anc. | 13.7 sq m | 148 sq ft |
| First Floor | 149.3 sq m | 1,607 sq ft |
| TOTAL | 309.6 sq m | 3,333 sq ft |

TENURE

A new full repairing and insuring lease is available for a term of years to be agreed. (Subject to vacant possession).

BUSINESS RATES

The property has a current rateable value of £111,000.

Interested parties are advise to make their own enquiries with City of Lincoln Council.

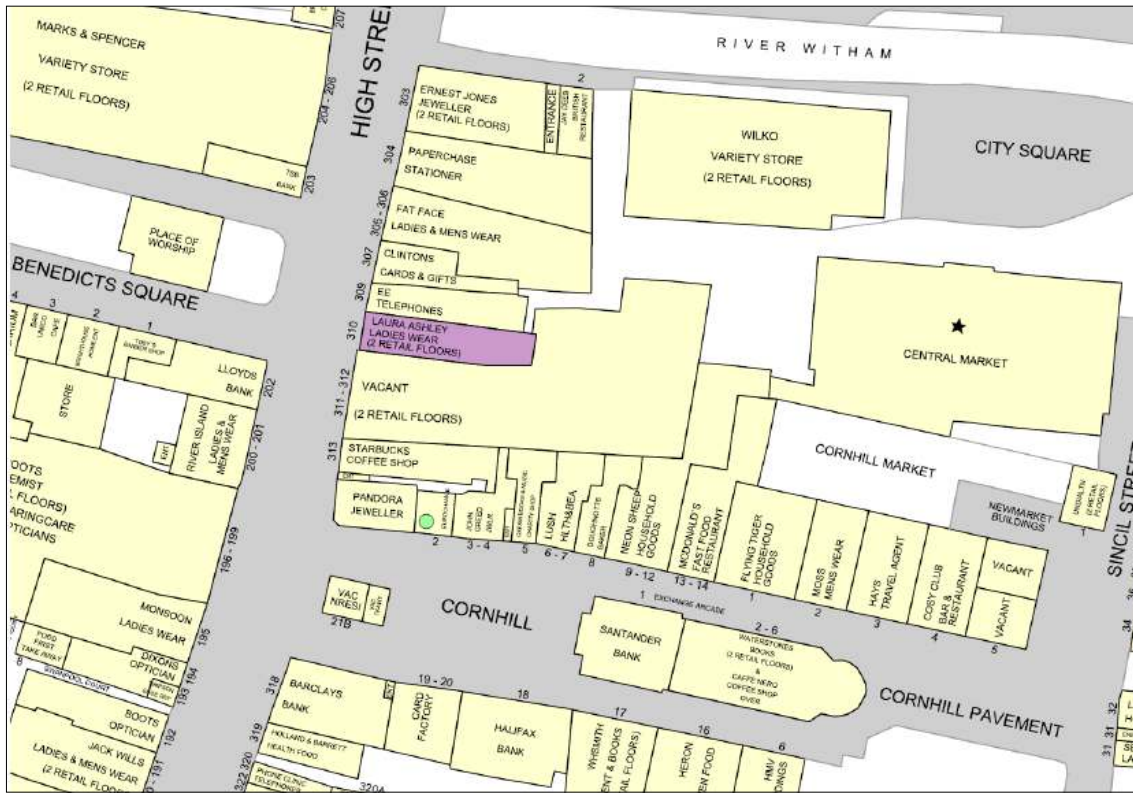
RENT

Upon request.

For more information please contact: the joint agents Legat Owen & Space RPC:

James Lutton - 01244 408244 / jameslutton@legatowen.co.uk

Ben Taylor - 0345 900 3911 / ben.taylor@space-rpc.com



ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

LEGAL COSTS

Each party are to be responsible for their own legal and other professional costs incurred in the transaction.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

PHOTOGRAPHS AND PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.



SUBJECT TO CONTRACT JL07082020

VIEWING

Strictly by appointment through the joint agents Legat Owen & Space RPC:-

James Lutton

01244 408244 / jameslutton@legatowen.co.uk

Ben Taylor - 0345 900 3911 / ben.taylor@space-rpc.com

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