

PRIME CLASS E
OPPORTUNITY

LINCOLN

226-231 High Street

Description

Lincoln is the shopping and administrative centre for the County of Lincolnshire. The city is ranked fourth in the East Midlands Experian City Centre rankings after Nottingham, Derby and Leicester. The city is a popular tourist destination attracting over three million tourists per year, predominantly to visit the Cathedral, which is recognised as one of the finest examples of Gothic architecture in Europe.

The property is situated in a prime food and beverage trading location at the northern end of Lincoln's pedestrianised precinct. Nearby retailers and restaurant operators include **Mountain Warehouse, Sostrene Grene, Greggs, Blacks, Mowgli, Walkabout, Pizza Express, Wildwood, Katie O'Briens, Carousel, Caffè Nero, Slug and Lettuce, Craft, Be at One, Home and Franco Manca.**

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground floor only, comprising the following areas:

Ground Floor Sales 2,411 sq. ft. (224 sq. m)

In addition there is up to 40,000 sq. ft. available on the first and second floors. Further information is available upon request.

Lease

New lease available for a number of years to be agreed.

**Rent**

£85,000

per annum exclusive.

Business Rates

To be assessed following the recent refurbishment of the property.

All parties are to be advised to make their own enquires to the relevant authority.

EPC

A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via appointment through joint agents, **Green & Partners** contacting:

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Or. **Eddisons**, contacting:

James Butcher **07808 284578**
james.butcher@eddisons.com

Subject to Contract



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