

# PRIME CLASS E OPPORTUNITY LINCOLN 195 HIGH STREET

## Description

The premises are situated in the prime pedestrianised Lincoln High Street immediately adjoining the new 56,000 sq. ft. **Boots**. Nearby occupiers include **River Island, Pandora, Nationwide, Fat Face, Marks & Spencer** and **Costa**.

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

## Accommodation

The premises are arranged over ground and first floor providing the following approximate areas and dimensions:

<b>Gross Frontage</b>	36 ft 08 ins	(11.18 m)
<b>Net Frontage</b>	33 ft 11 ins	(10.34 m)
<b>Ground Floor Sales</b>	2,374 sq. ft.	(220.55 sq. m)
<b>Ground Floor Ancillary</b>	323 sq. ft.	(30.00 sq. m)
<b>First Floor Ancillary</b>	1,600 sq. ft.	(148.64 sq. m)

## Lease

The premises are available on a new full repairing and insuring lease for a term of years to be agreed.

## Rent

# £87,500

per annum exclusive.



## Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£138,000
<b>UBR (20/21)</b>	0.512p

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

## EPC

The property has an EPC rating of F 137. A full report is available upon request.

## Legal Costs

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

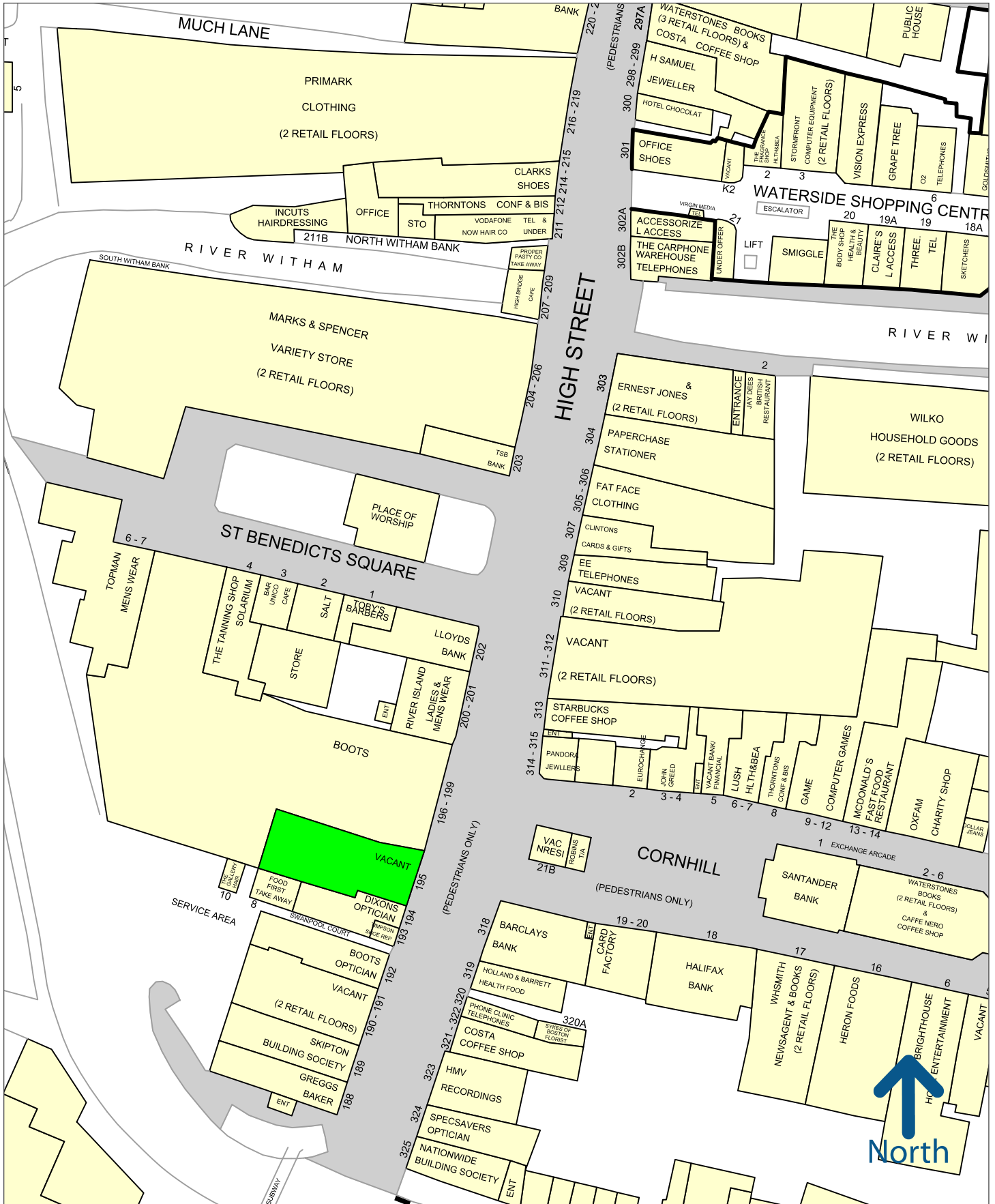
## Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Matt Beardall** 020 7659 4836  
matt.beardall@greenpartners.co.uk

**Mike Willoughby** 020 7659 4827  
mike.willoughby@greenpartners.co.uk

*Subject to Contract*



Experian Goad Plan Created: 17/03/2021  
Created By: Green and Partners

