

WOOD MOORE

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Outlet Sale
Up to 75% off

256 High Street, Lincoln, LN2 1HW

To Let | 1,006 sq ft

Prime ground floor retail unit adjacent Slug & Lettuce and Wildwood's, in the heart of Lincoln City.

woodmoore.co.uk

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Summary

- Rent: £25,000 per annum
- Business rates: £8.68 per sq ft Based on the 2026 assessment, effective from 1st April.
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: C (71)
- Lease: New Lease

Further information

- [View details on our website](#)

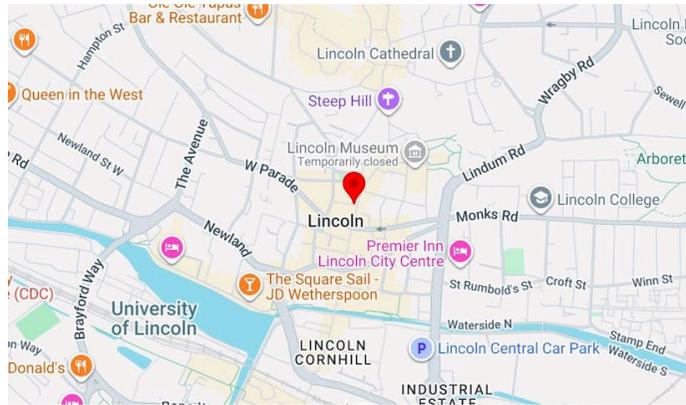
Contact & Viewings



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Description

The property comprises a well-configured ground floor retail unit providing approximately 660 sqft (61.3 sqm) of open plan sales accommodation, benefitting from a prominent glazed frontage onto High Street. To the rear, the unit offers a further 346 sqft (32.1 sqm) of ancillary accommodation, including storage, staff facilities, and servicing space.

The layout lends itself to a variety of retail, leisure, or food and beverage uses (subject to planning), with the prominent position and consistent footfall making it particularly well suited to established national or regional occupiers seeking representation within Lincoln city centre.

Location

The property occupies a highly prominent position on Lincoln High Street, one of the city's principal retailing destinations. The unit sits within a busy pedestrianised section that forms a key link between the historic Steep Hill, one of Lincoln's main tourist draws, and the primary city centre retail core.

The immediate vicinity benefits from strong footfall throughout the day and into the evening, supported by a mix of national operators, regional brands, and leisure uses. Nearby occupiers include Slug & Lettuce, PizzaExpress, Be At One, and Wildwood, alongside independent retailers such as Coney's and Danielle Draper, creating a vibrant and diverse trading environment.

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be placed. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



Accommodation

The accommodation comprises the following areas:

Name	Size
Ground - Sales Area	660 sq ft
Ground - Ancillary & Staff Facilities	346 sq ft

Viewings

View the premises is essential to appreciate. All viewings are via the instructing agents Wood Moore & Co.

Terms

The property is available either by way of assignment of the existing lease, or alternatively by way of a new full repairing and insuring lease, subject to the terms proposed. The quoting rent is £25,000 per annum exclusive, with further details available upon request.

VAT

We are waiting for confirmation whether VAT will be charged where required.

Rateable Value

The property has a Rateable Value of £17,500 under reference 41722560. The charging authority is Lincoln City and the full assessment can be found here: <https://www.tax.service.gov.uk/business-rates-find/valuations/start/15151032>

