

Residential Conversion

FOR SALE

WOOD MOORE



320a High Street, Lincoln, LN5 7DW

An exciting opportunity to convert this premises situated in a prime position on Lincoln High Street into a one bedroom dwelling.

Summary

Tenure	For Sale
Available Size	560 sq ft / 52.03 sq m
Price	£140,000
Business Rates	Upon Enquiry
EPC Rating	D (87)

Key Points

- Planning approved for a one bedroom dwelling
- Prime Location on Lincoln High Street
- Close to the University of Lincoln
- Grade II Listed building
- 52 sqm (560 sq ft)
- £140,000
- EPC - D87

320a High Street, Lincoln, LN5 7DW

DESCRIPTION

The Property was once a well known and long standing florist premises situated just off Lincoln High Street. Most recently the Property has been granted planning permission for conversion from a commercial premises into a two storey one bedroom residential dwelling.

The Property forms part of 320 High Street, a Grade II listed building (List Entry: 1388591) and has accommodation set out over ground and first floor levels. The architect plans for the building show the conversion providing a ground floor entrance hallway leading to an open plan living room and kitchen. Stairs to the first floor landing open to a double bedroom and private bathroom.

LOCATION

The Property is situated in the city centre of Lincoln and accessed via a passageway from the pedestrianised part of Lincoln High Street. The Property is positioned immediately adjacent to notable retailers such as Holland and Barratt, Costa Coffee and McDonalds among others.

The property's central location means it is ideally placed close to the University of Lincoln, the city's main retail core as well as being highly accessible from Lincolns transport hub, including its central car park, bus and railway station

ACCOMMODATION

The accommodation is set out over ground and first floor levels. The architect plans for the building show the conversion providing a ground floor entrance hallway leading to an open plan living room and kitchen. Stairs to the first floor landing open to a double bedroom and private bathroom.

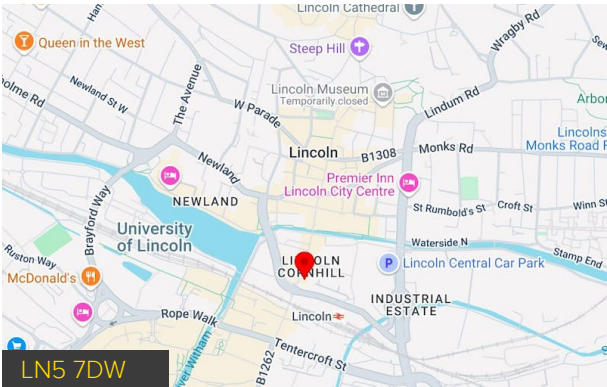
Name	Floor/Unit	Building Type	sq ft	Tenure	Total /sq ft	Availability
Ground - Retail	Ground	Residential Conversion	280	For Sale	-	Available
1st - Ancillary	1st	Residential Conversion	280	For Sale	-	Available
Total			560			

SERVICES

Electric, water and drainage are connected to the premises. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services.

ACCESS

The Property is accessed via a passageway from Lincoln High Street that is privately owned and maintained. We are advised that the Property benefits from an appropriate right of way over the land to provide suitable access to the building.



Viewing & Further Information

JAMIE THORPE

01636 610 906 | 07304 072 391

jthorpe@woodmoore.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 02/09/2025

