

WOOD MOORE

36 High Street, Metherringham, Lincoln, LN4 3EA

For Sale | 1,394 sq ft

Mixed use property FOR SALE (Retail with 4 bedroom living accommodation)

woodmoore.co.uk



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Summary

- Price: Offers in the region of £210,000
- Business rates: £1.83 per sq ft 100% small business rates applicable to qualifying occupiers.
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: C (69)

Further information

- [View details on our website](#)

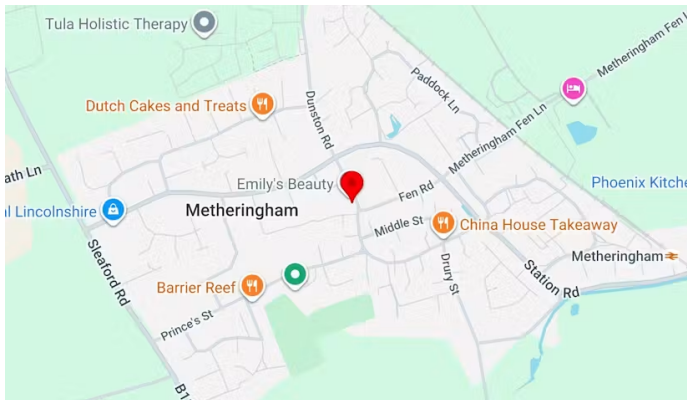
Contact & Viewings



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Description

The property comprises a fully refurbished mixed-use freehold building, offering ground floor retail accommodation with a residential element arranged over the ground, first and second floors. The comprehensive refurbishment includes full redecoration throughout, a new central heating system, upgraded electrics, and newly fitted kitchens and bathrooms, providing a high-quality finish throughout.

The retail accommodation extends to approximately 396 sq ft (36.8 sq m) and occupies a prominent position fronting the High Street. The residential part extends to approximately 991 sq ft (92.1 sq m) and provides open-plan living accommodation at ground floor, together with four bedrooms and a bathroom arranged over the upper floors. To the rear, the property benefits from a private enclosed courtyard garden and a detached storage shed.

The property may be suitable for owner-occupiers, investors or purchasers seeking a combination of commercial and residential accommodation, subject to their individual requirements.

Location

The property occupies a prominent trading position fronting the High Street within an established commercial and residential locality. The immediate area comprises a diverse mix of independent retailers, service providers, food and beverage and residential properties. The property is conveniently located for local amenities and public transport services, whilst also benefiting from good access to the wider road network.

The location provides an attractive environment for both commercial and residential living.

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 - Retail	328 sq ft
Ground - Storage	68 sq ft
Ground - Residential (Living/Kitchen)	230 sq ft
1st - Residential (3 Beds + Bathroom)	501 sq ft
2nd - Residential (Bedroom)	267 sq ft

Services

We understand that the property benefits from connections to all main services, including: electricity, water, drainage and gas. Interested parties should confirm the condition, capacity and suitability of all services.

Outgoings

The commercial part has a Rateable Value of £5,900. Subject to status, qualifying occupiers may benefit from 100% Small Business Rates Relief. The residential accommodation is understood to fall within Council Tax Band B.

Tenure

Freehold with vacant possession available upon completion.

VAT

We understand that VAT is not applicable.

