

WOOD MOORE



405 High Street, Lincoln, LN5 7TE

For Sale | 1,243 sq ft

Attractive three storey retail premises FOR SALE with vacant possession

woodmoore.co.uk

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Summary

- Price: £175,000
- Business rates: £2.05 per sq ft // 100% small business rates applicable for qualifying occupiers.
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: D (86)

Further information

- [View details on our website](#)

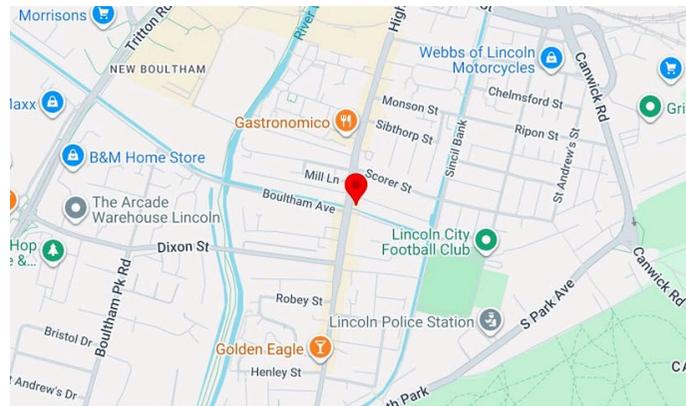
Contact & Viewings



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Description

The property occupies a prominent and highly visible position fronting the main High Street with a wide mix of national and independent occupiers nearby. Lincoln is a well-established cathedral city and administrative centre serving a substantial catchment population, attracting significant visitor numbers throughout the year.

Location

The property comprises an attractive end of terrace retail premises, most recently occupied as a beauty clinic, offering well-presented accommodation arranged over ground and upper floors. The ground floor provides a retail entrance with return frontage, while the upper parts comprise a range of ancillary rooms suitable for a variety of uses.

The building presents an excellent opportunity for owner occupiers seeking a prominent trading position, as well as investors and developers looking to add value. There is clear potential to reconfigure or convert the upper floors to residential accommodation, subject to the necessary planning consents, with the benefit of separate access.

Overall, the property is in good condition and includes a useful outbuilding currently utilised for storage, together with a small rear yard.

Accommodation

The accommodation comprises the following areas:

Name	Size
Ground – Retail	406.63 sq ft
1st – Retail	356 sq ft
2nd – Retail	317 sq ft

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.



Viewings

All viewings are via the sole agents WOOD MOORE & CO.

Terms

Freehold for sale via private treaty with vacant possession. The asking price is £175,000 (one hundred and seventy five thousand pounds).

Energy Performance Certificate

The property has an EPC rating of D (86).

Rateable Value

£5,100 under Local Authority Reference: 41724051; 100% small business rates relief is available for qualifying tenants. The charging authority is Lincoln City.

VAT

We understand that the VAT will not be charged on the sale price.

