

Lincoln

311-312 High Street

Retail unit to let due to relocation



Location

Lincoln is a city located in the East Midlands region and is the largest urban city within the predominantly rural county of Lincolnshire.

The property is situated on the east side of the High Street on prime pitch alongside other national retailers in the city such as Marks & Spencer and Primark. Market leading fashion occupiers are also located on this stretch, including Fat Face, Jack Wills and River Island.

Accommodation

The property comprises retail accommodation arranged over ground, first and second floors with an additional third floor where plant is kept.

Ground Floor (Sales)	11,436 sq ft
First Floor (Sales)	7,254 sq ft
First Floor (Ancillary)	4,377 sq ft
Second Floor (Ancillary)	6,590 sq ft
Total (NIA)	29,657 sq ft

There is potential to split the property.

Tenure

The property is available by way of a new lease direct from the landlord.

Quoting £375,000 per annum

Timing

Vacant possession from April/May 2019.

Rates

Rateable Value	£422,500
Rates Payable (18/19)	£208,292.50

(The Government has introduced a transitional phasing system, which phases in increases/decreases in Business Rates. Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

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

EPC

E - 118

Viewing & Further Information

Strictly by prior arrangement only with:

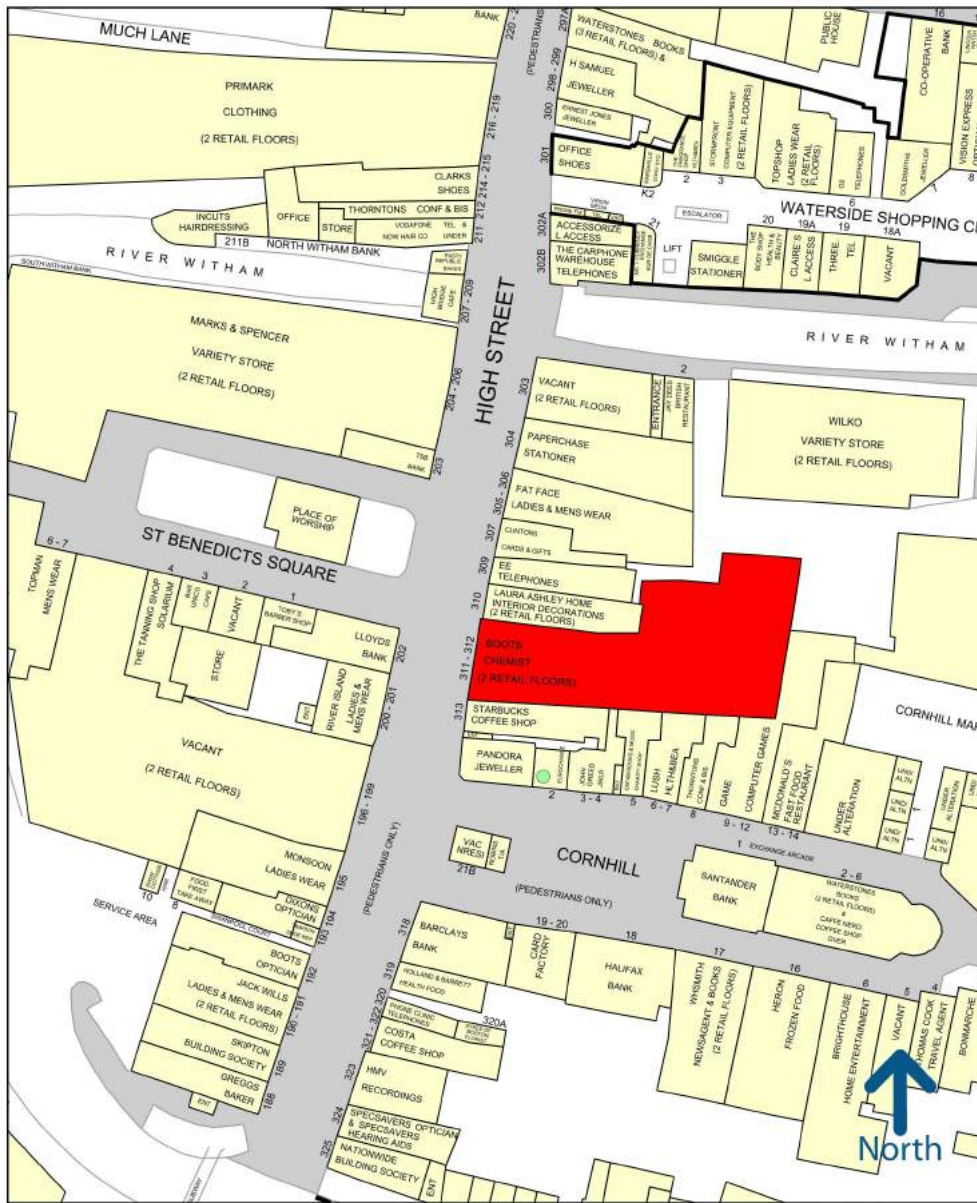
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Shaping Retail.



50 metres

Experian Goad Plan Created: 31/01/2018
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