

LINCOLN

341 High Street

TO LET



Location

The premises are situated in the pedestrianised section of High Street, to the south of the level railway crossing in the heart of Lincoln town centre, close to the railway station. Nearby tenants include **Subway, Mind, Iceland, Ramsdens, Cooplunds, Poundland** and **Card Factory**.

Lease

The ground floor is available by way of a new Full Repairing and Insuring lease. More floor space may be available, further details on request.

Rent

£29,000 per annum exclusive.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value £28,500

Interested parties are advised to make their own enquiries with the local authority.

EPC

D95

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Accommodation

Internal Width	15' 7"	4.76 m
Shop Depth	42' 6"	12.96 m
Ground Floor Sales	946 sqft	87.9 sqm

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Photographs and plans

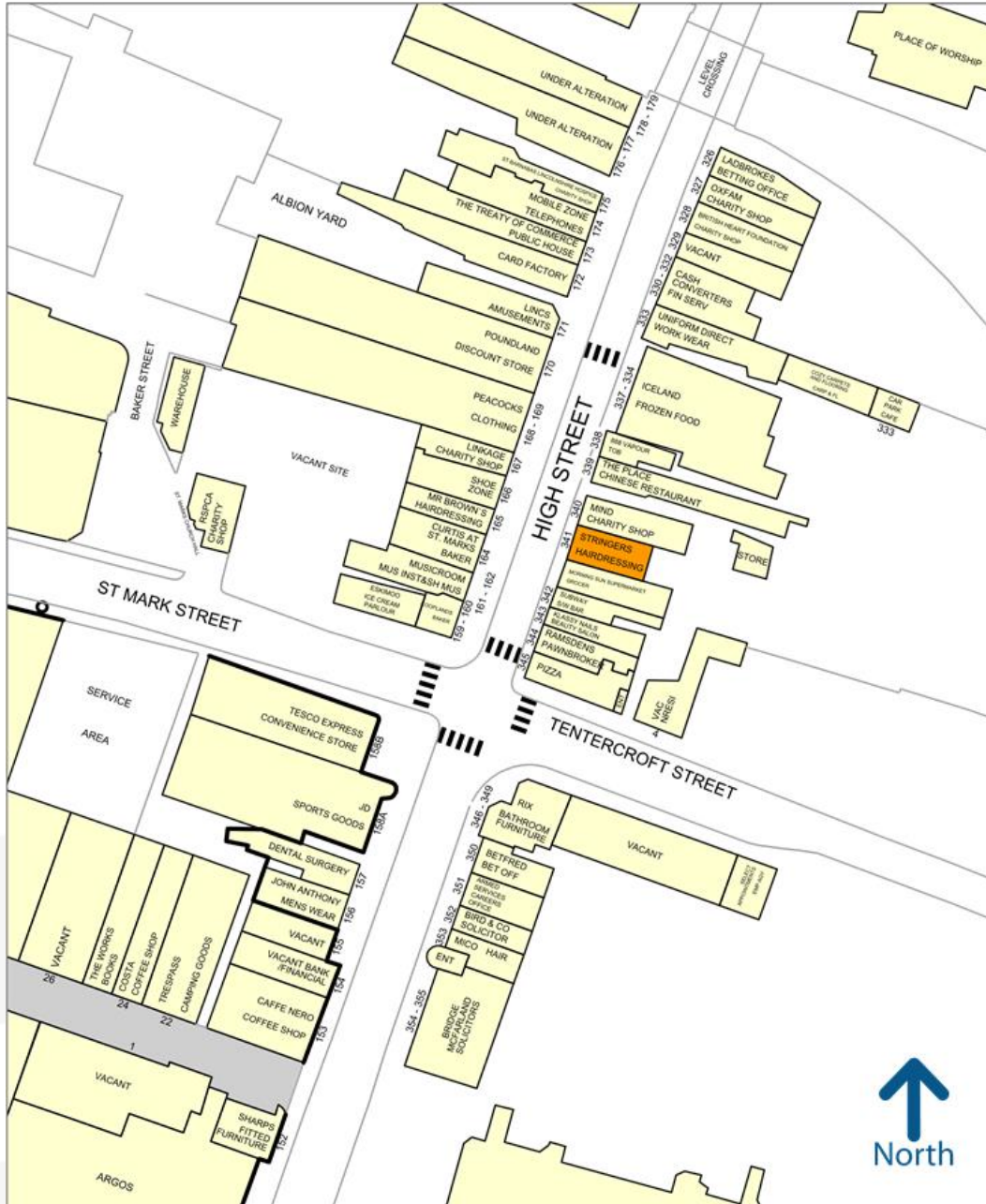
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Viewing

Strictly by appointment via the sole agents:
 Dan Oliver 0151 236 2485
dan@emanueloliver.com



Experian Goad Plan Created: 02/03/2021
 Created By: Emanuel Oliver Ltd



Copyright and confidentiality Experian, 2020. © Crown
 copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.