

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 city centre, close to the railway station. Nearby tenants include **Subway, Mind, Iceland, Ramsdens, ShoeZone, 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 £22,750

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 6700
dan@emanueloliver.com



50 metres

Experian Goad Plan Created: 06/09/2024
 Created By: Emanuel Oliver Ltd

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