



34 Silver Street
Lincoln, Lincoln, LN2 1EH

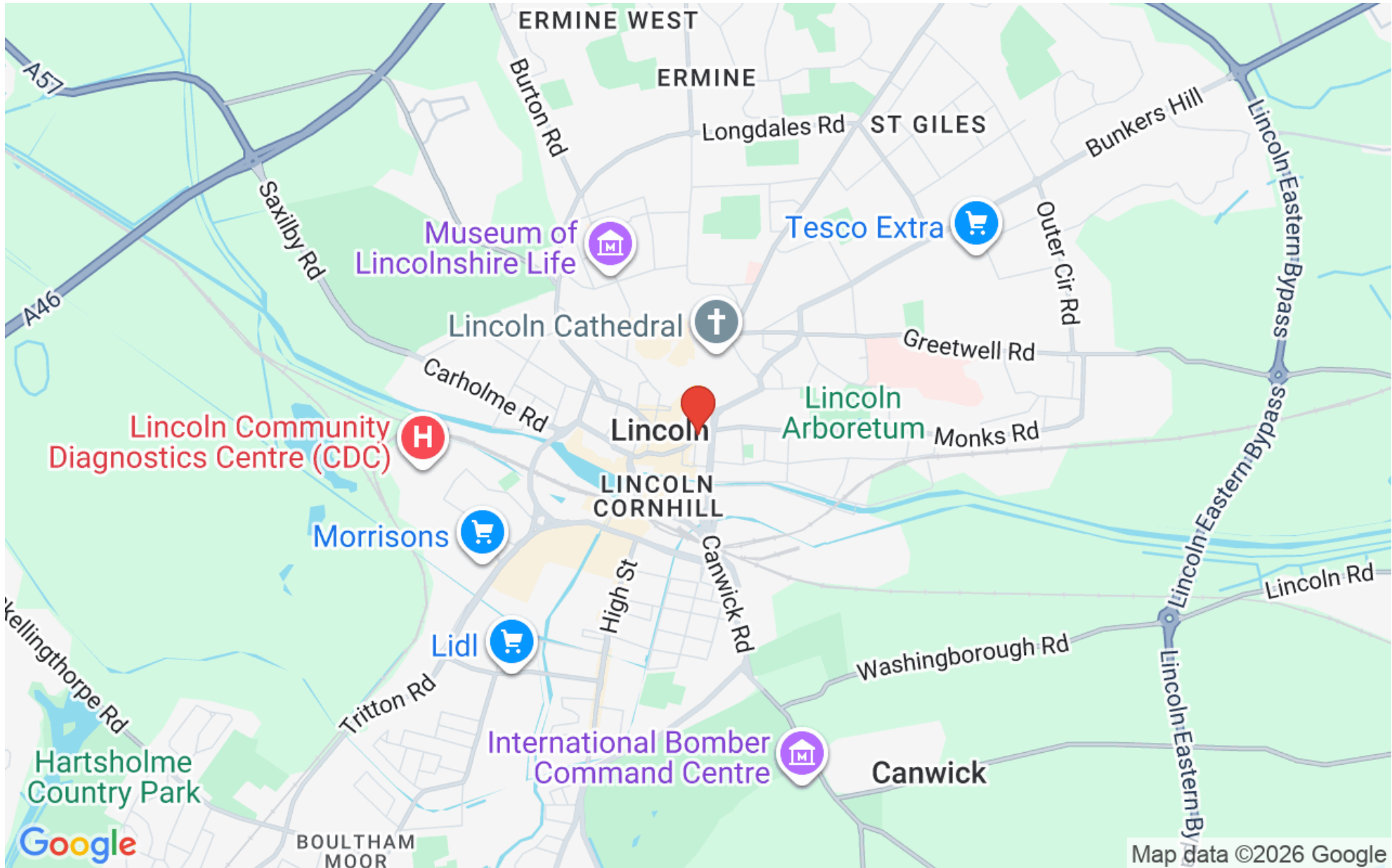
£16,000 pa

Details

- Retail Unit
- Former Estate Agents, Financial and Legal Services
- A1, A2 Retail
- Prominent city centre location
- Retail space 98.7 sqm (1063 sqft) overall including shop
- Basement storage 67 sqm (721.18 sqft)
- Negotiable length of lease available
- EPC Rating - D
- rent £15000 pax



Location



Overview

An excellent opportunity to take a lease on this prime city centre retail unit which in recent years has been used for estate agency, financial services and legal services. The property fronts directly onto Silver Street. The property is available on negotiable lease terms.

Description

The property comprises a highly prominent retail premises formerly used for retail estate agency, financial services and legal services in recent years. The property has a first floor 1 bedroom flat. The property has a prominent frontage and comprises retail space with 2 basement areas. The property has a frontage onto Silver Street and a frontage to the rear onto Clasketgate.



Location

The property fronts onto Silver Street which is a few hundred yards from the High Street. Lincoln City is experiencing major redevelopment and is rapidly expanding, The University and colleges are also adding to the prosperity of the City with over 25,000 students. It is an extremely popular tourist destination and it is estimated that the City receives approximately 1 million visitors per year with 75% being from within the UK or the majority of overseas visitors from neighbouring European Countries and a sizable contingent from American visitors.

Unknown

Retail Area 98.7 sqm (1063 sqft)

SERVICES

The property has all mains services connected however no services have been tested.

LEASE TERMS

The property is offered on a new 3 year lease on full repairing and insuring terms. The rent is £16000 pax.



RATEABLE VALUE

Rateable value - £12,750

CEPC

The property has an CEPC rating of D.

LOCAL AUTHORITY

Lincoln City Council 01522 881188

VAT

The rent is exclusive of VAT at the appropriate rate

VIEWING

The property can be accessed by appointment through the agents
Lincoln office, Pygott & Crone, 21 The Forum, North Hykeham, Lincoln,
LN6 6HW TEL 01522 536777

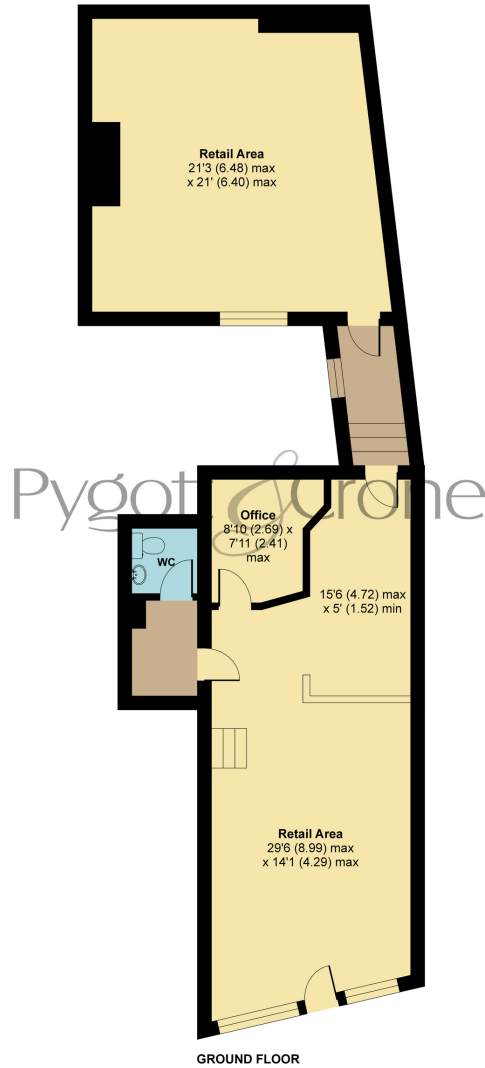




Silver Street, Lincoln, LN2

Approximate Area = 1063 sq ft / 98.7 sq m

For identification only - Not to scale



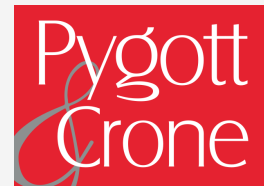
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. © nichecom 2021.
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FIRST FLOOR LAYOUT (FLATS 7 & 8)









34 Silver Street, Lincoln
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939