



405 High Street
Lincoln, Lincolnshire, LN5 7TE

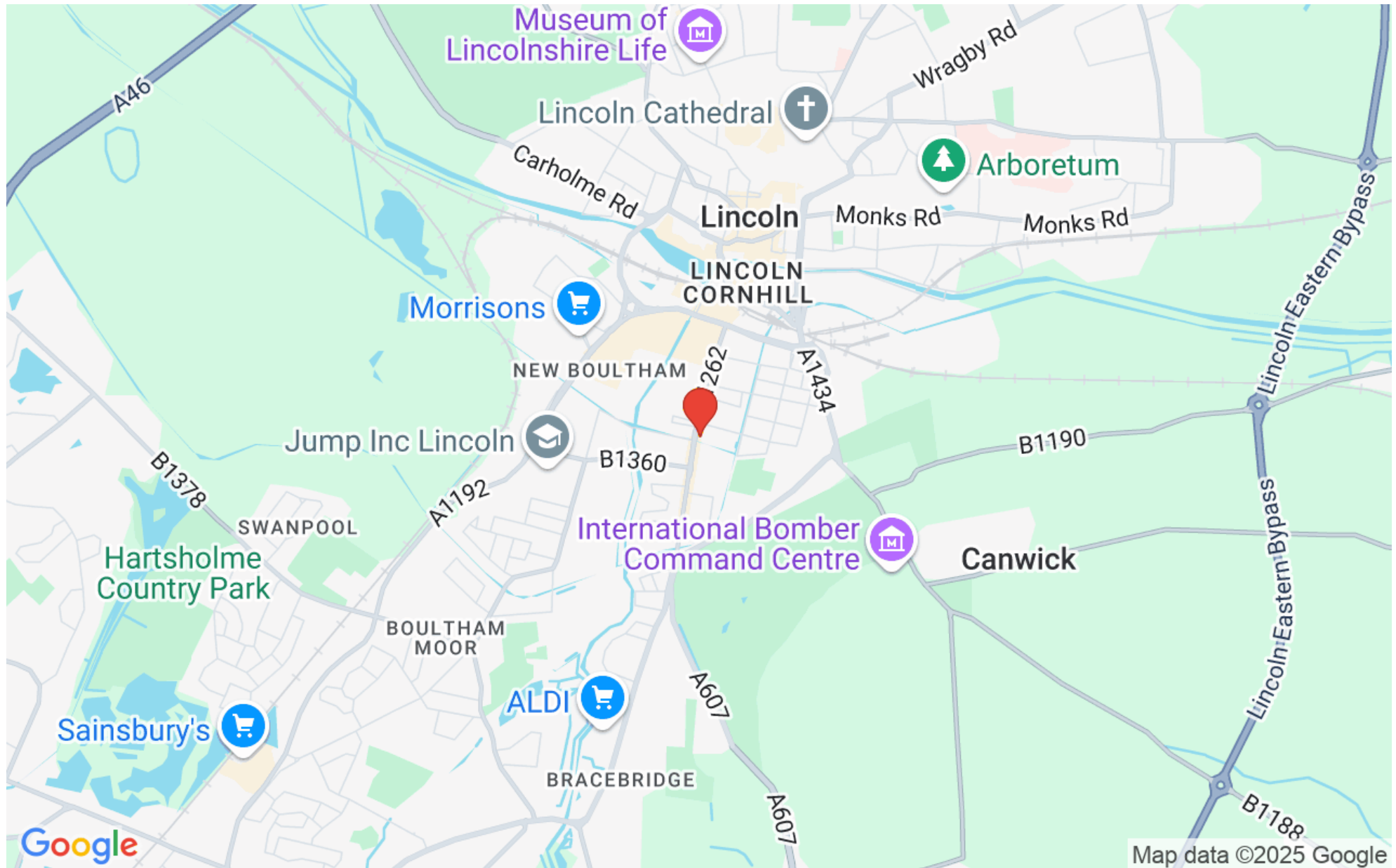
Guide Price
£150,000

Details

- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee
- Excellent Retail Premises
- Close to city centre
- High Street Retail
- Great potential for conversion of upper floors (stp)
- Sold with vacant possession
- Stores and small rear yard
- EPC Rating - D(96)



Location



Overview

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional

The Property comprises a retail building fronting Lincoln High Street. It has most recently been used successfully by the owner as a beauty clinic, having a ground floor retail entrance and sales area and a number of treatment rooms across all 3 floors of the building.

405 High Street, Lincoln, Lincolnshire, LN5 7TE



LOCATION

The Property is situated in a prominent position fronting Lincoln High Street, adjacent to occupiers such as Domino's, KFC, Pappa Johns and Taco Bell.

Lincoln is the administrative and main shopping centre for the County of Lincolnshire, with an estimated urban population of circa 130,000. It is recognised as one of England's finest Cathedral Cities, attracting over 3 million tourists every year.

DESCRIPTION

The Property comprises a retail building fronting Lincoln High Street. It has most recently been used successfully by the owner as a beauty clinic, having a ground floor retail entrance and sales area and a number of treatment rooms across all 3 floors of the building.

The Property will suit a variety of uses for both owner occupiers and investors, with potential to convert the upper floors to residential accommodation, which has a separate side access from Pennell Street.

The Property is held in very good condition and comes with a small rear yard and additional stores.



SERVICES

We understand all mains services are available to the Property.

We have not made any formal enquiries or tested any of the service connections. Interested parties are required to undertake their own due diligence into the availability and adequacy of services.

TENURE

The Property is available freehold with vacant possession.

CEPC

CEPC rating D

RATEABLE VALUE

The Property has a Rateable Value of £4,200. Small business rate relief will therefore be available to businesses that qualify and we recommend prospective buyers make further enquiries with the local charging authority for further information.



VIEWINGS

Viewings are strictly via the agents:

Pygott & Crone Commercial Ltd

36a Silver Street

Lincoln,

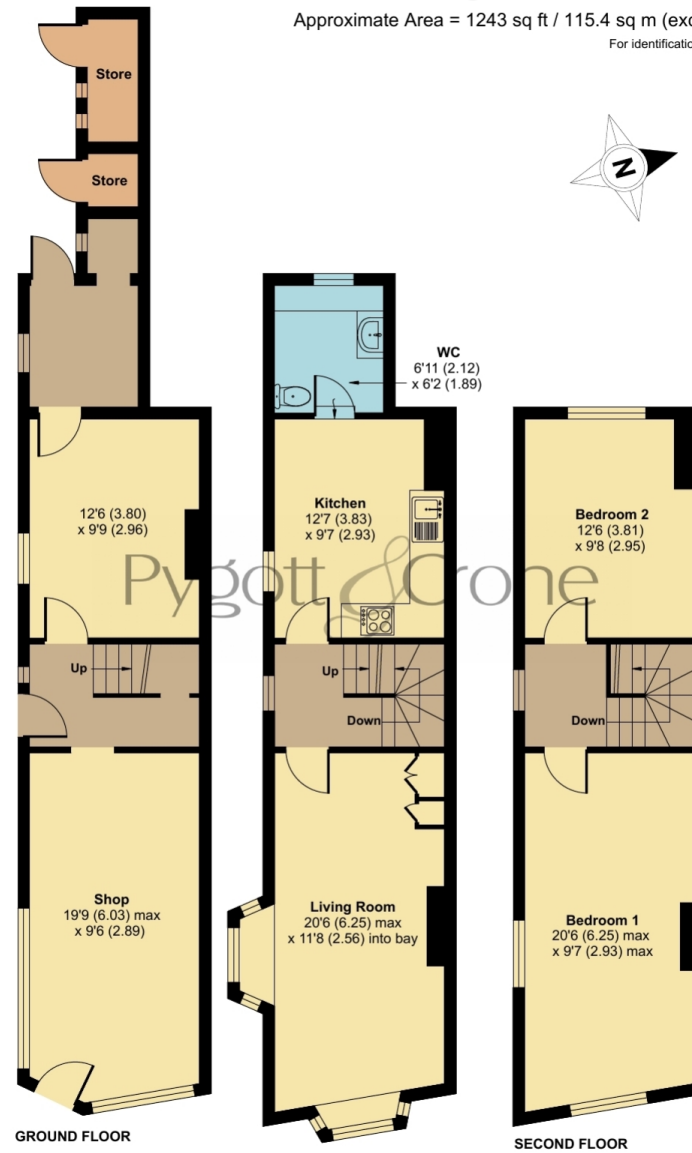
LN2 1EW



High Street, Lincoln, LN5

Approximate Area = 1243 sq ft / 115.4 sq m (excludes stores)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Pygott & Crone. REF: 1241978



405 High Street, Lincoln
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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