



110 High Street
Lincoln, Lincolnshire, LN5 7PY

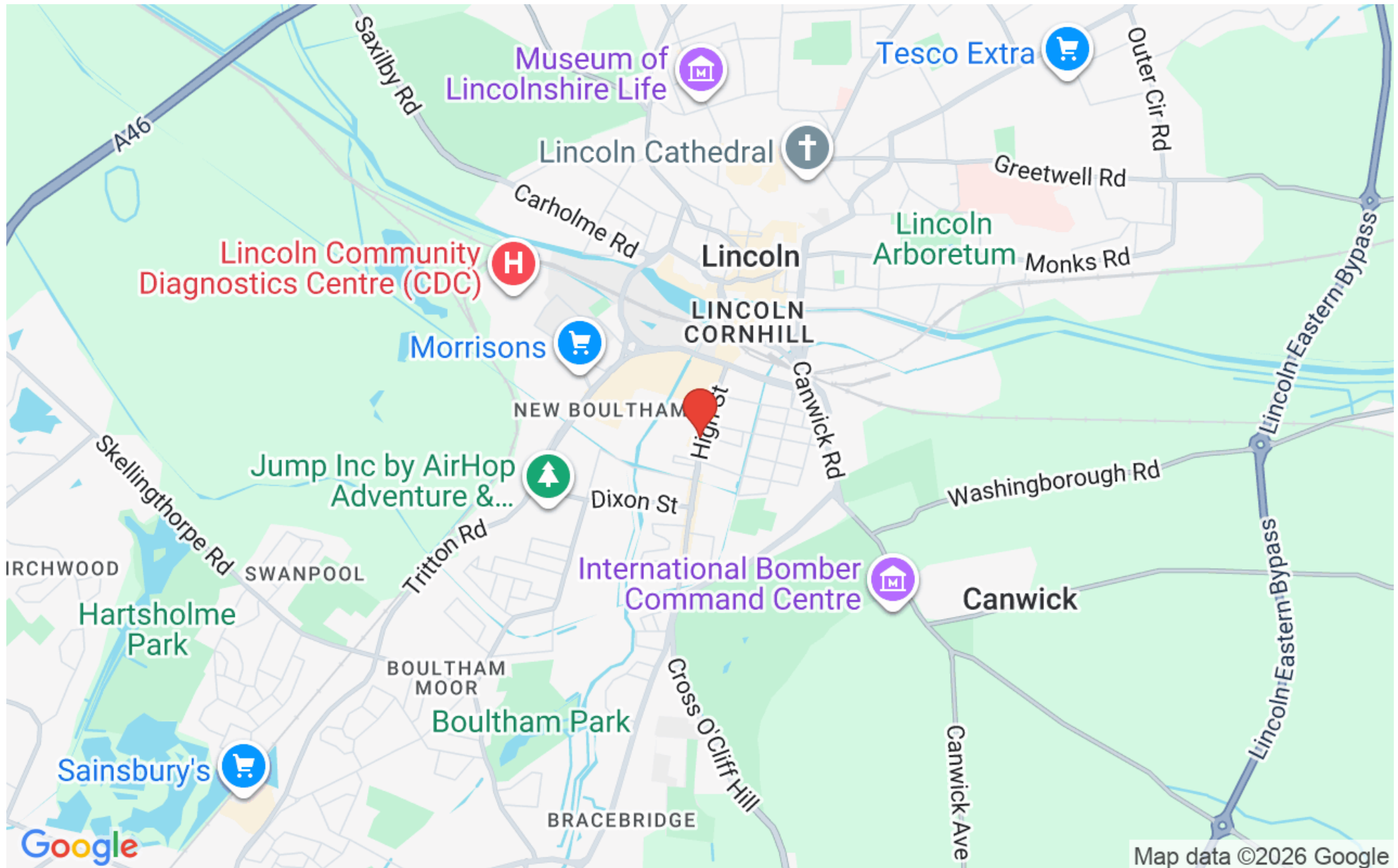
£10,000 pa

Details

- To Let
- High street retail
- Full refurbished
- Ground Floor 345 sqft
- First Floor 254 sqft
- Rear Garden
- Negotiable lease terms
- CEPC ordered



Location



Overview

An excellent opportunity to take a lease on this superb 2 storey retail premises which has recently been refurbished to a very high standard.



Location

The property is situated in an excellent prominent position within 1 mile of the main city centre and University. The property is situated in a very busy secondary area of the high street in a densely populated area.

ACCOMMODATION

The accommodation comprises superb fully refurbished space formally used for treatment and beauty rooms however suitable for many other uses including, retail, offices, medical and commercial. The accommodation comprises the following:

Ground Floor = 345 sqft (32 sqm)

With retail shop, rear retail, kitchen and wc

First Floor = 254 sqft (23.5 sqm)

With 2 treatment rooms

Outside

There is a large rear garden

PLANNING

The property has established use as retail and now planning E



SERVICES

Mains electricity, water and drainage are connected

TENURE

The property is available on a new internal repairing and insuring lease. The tenant is to pay 3 months rental deposit. The rent is paid quarterly in advance

RATEABLE VALUE

The property has a rateable value of £5700 which means its subject to full business relief

CEPC

A new CEPC has been ordered

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The rent is exclusive of VAT if applicable



LOCAL AUTHORITY
Lincoln City Council

Tel 01522 881188

VIEWINGS
Contact Pygott & Crone Commercial

Tel 01522 536777



High Street, Lincoln, LN5

Ground Floor Net Internal Area = 345 sq ft / 32 sq m

First Floor Net Internal Area = 254 sq ft / 23.5 sq m

Total = 599 sq ft / 55.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2026. Produced for Pygott & Crone. REF: 1488019





110 High Street, Lincoln
is marketed through our Commercial office

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