

Former Vehicle Repair Workshop with Potential for Redevelopment – STP

For Sale



427-429 High Street, Lincoln
LN5 8HZ
#1226135/2026H



427-429 High Street

Lincoln, LN5 8HZ



Agreement

For Sale



Detail

Former Vehicle Repair Workshop with potential for development – Subject to the receipt of Planning Permission



Price

£400,000



Size

Site extends to circa 0.09 hectares (0.22 acres)
Buildings on site to about 408.70 sq m (4,399 sq ft)



Location

Lincoln, LN5 8HZ



Property ID

#1226135/2026H

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a regular shaped and level site, extending to about 0.09 hectares (0.22 acres), with a former vehicle repair workshop and adjoining retail unit currently sat on it, extending to about 408.70 sq m (4,399 sq ft) GIA. The property occupies a prominent location to the south of Lincoln City Centre, with a long frontage to the High Street and a return frontage to Smith Street, running along its northern boundary, virtually opposite the busy Dixon Street/High Street junction.

Until recently, the majority of the property was used as a vehicle and tyre centre by a well known national operator, with an adjoining section of the building split off and let as a supermarket. The part of the property that was formerly the tyre and exhaust centre is now vacant, whilst the local supermarket operator remains in occupation.

The balance of the site currently comprises a secure and tarmac surfaced car parking area, with parking for around 10 vehicles, with access into the compound off Smith Street, which runs along its northern boundary.

In our view, the property offers the potential for the re-use of the existing buildings for continued commercial or, alternatively, the mixed use character of the surrounding area and prominent High Street location makes the site an interesting redevelopment opportunity, subject to Planning.

Energy Performance Certificate

Rating: 427 High Street – in course of preparation
429 High Street – 69C

The Property & Site

We have calculated that the Site extends to circa 0.09 hectares (0.22 acres) and the buildings provide the following gross internal areas:

Area	m ²	ft ²
Workshop	245.50	2,642
Shop	163.20	1,756
Total GIA	408.70	4,398

Services

We understand that all main services are available in the vicinity of the property. However, the vendors cannot give any guarantee as to exact location or the capacity of these services and interested parties are advised to make their own enquires with the relevant utility providers.

Town & Country Planning

The property has a long established consent as a vehicle repair/tyre and exhaust workshop and retail unit, with the former use generally being classified as a Sui Generis use and the latter use falling within Class E of the Town and Country Use Classes Order (amended in 2020).

As stated above, in view of the prominent location of the property within an area that is very much mixed use in character, we are of the view that the property has potential for both a continuation of the existing commercial uses and also redevelopment for a variety of uses, subject to the receipt of Planning Permission.

The property is not Listed but is partially located within the Gowts Bridge Conservation Area No. 5.

Interested parties are, therefore, advised to discuss any proposals they have for the site with the Local Planning Department at the City of Lincoln Council.

Method of Disposal

The site is being offered for sale by way of private treaty.

Tenure

The property is available **For Sale** Freehold, with vacant possession on completion of the former tyre and exhaust workshop and subject to a tenancy at will of the retail unit.

Offers are invited for the site either a conditional subject to Planning basis or unconditionally, subject to contract only.

Price

£400,000

VAT

VAT may be charged in addition to the price at the prevailing rate. This will be confirmed in due course.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

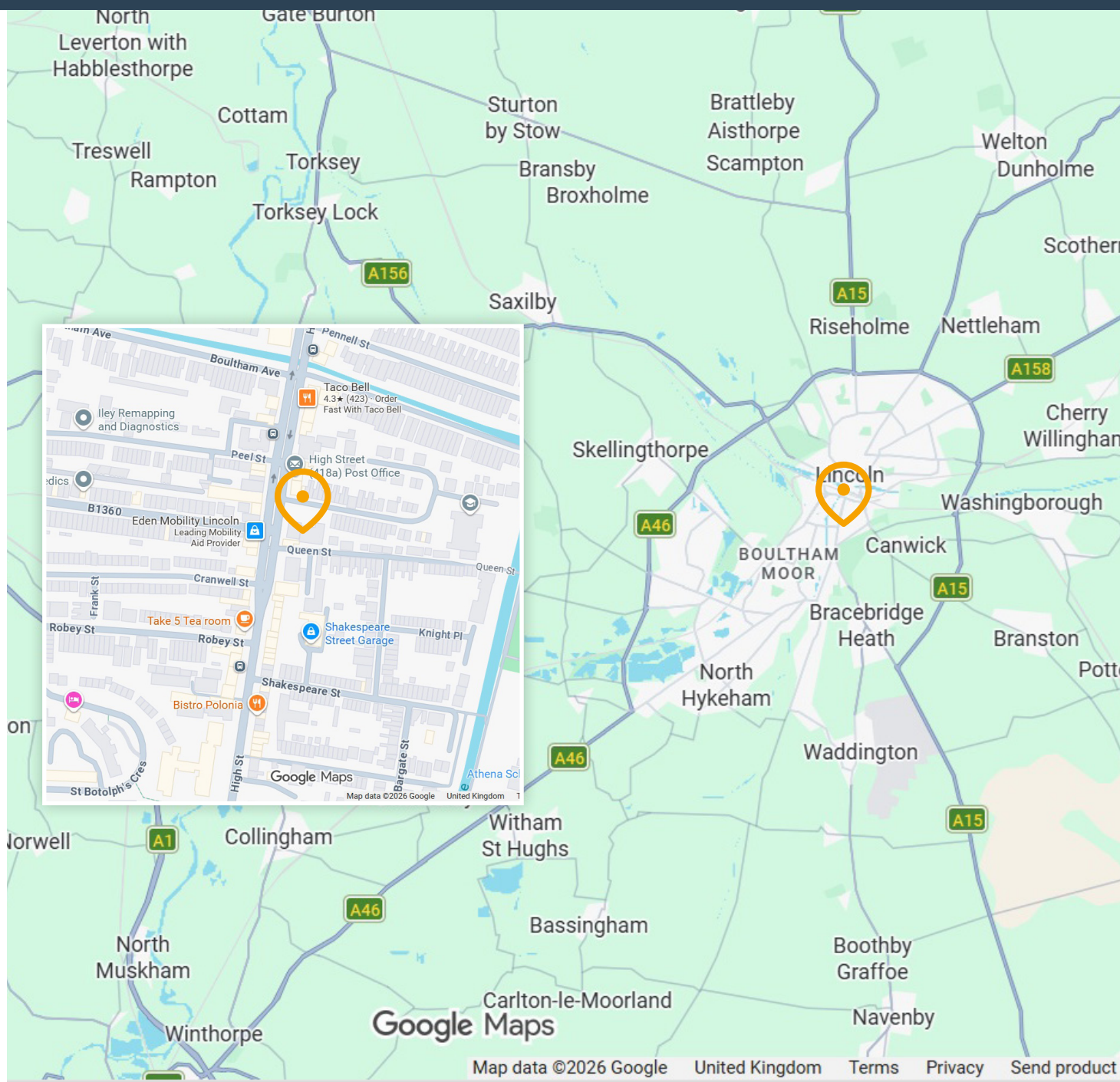
The site occupies a prominent location on the southern stretch of Lincoln High Street, about 1 mile south of the city centre, in an area that is very much mixed use in character, with commercial uses running down both sides of the High Street and high density residential areas sat behind these.

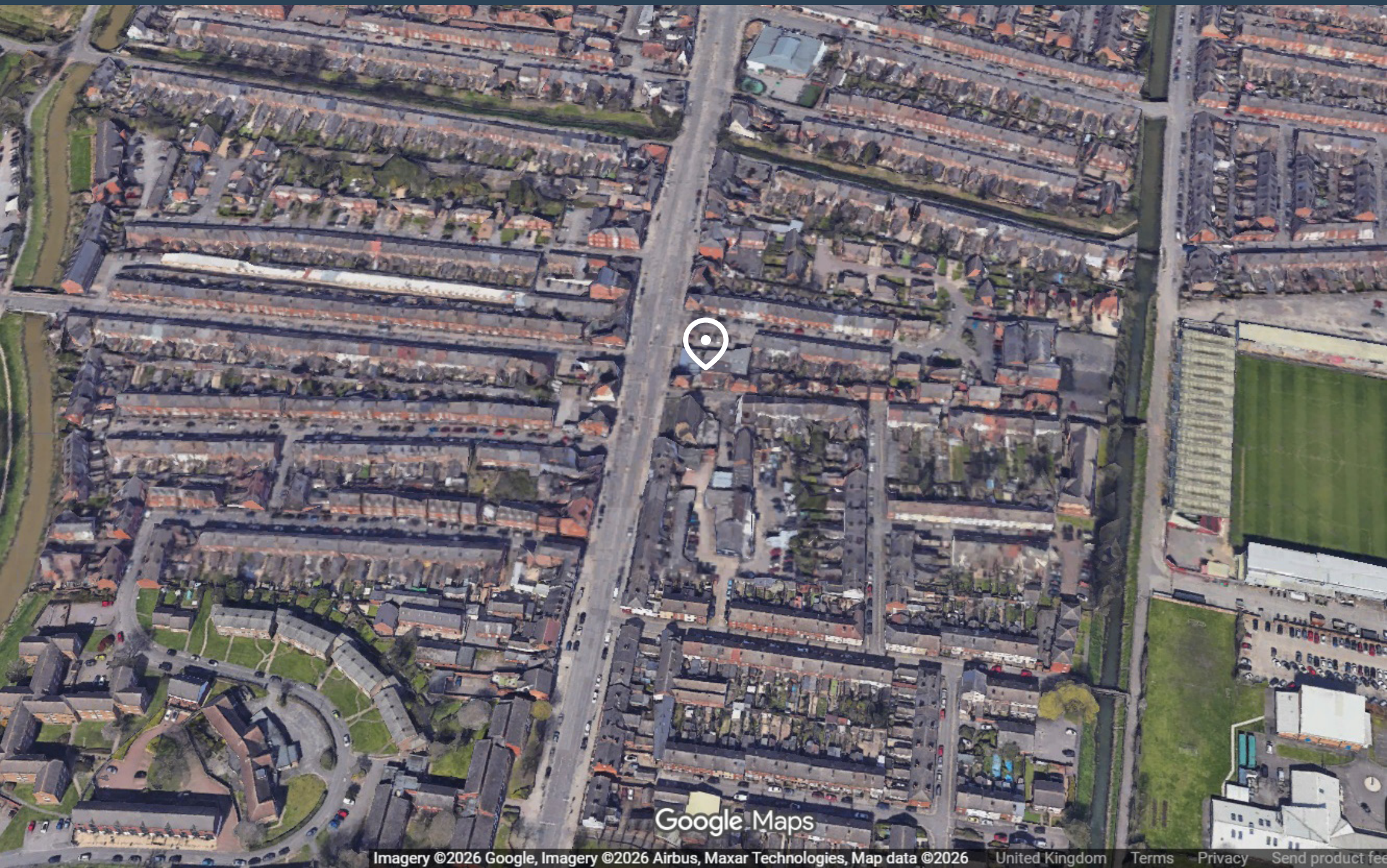
The site sits virtually opposite the busy Dixon Street/High Street junction, with Dixon Street linking the High Street to Tritton Road to the west, where the vast majority of the out of town retail parks in Lincoln are situated.

The site has a long frontage to the High Street and a return frontage to Smith Street running along its northern boundary, from where vehicular access is taken into the car parking adjacent to the northern side of the building. Both units have pedestrian access off the High Street.

Lincoln is one of England's finest Cathedral cities, with Lincoln Cathedral recognised as one of the finest examples of Gothic architecture in Europe, attracting over three million tourists each year. Lincoln is also the administrative and main shopping centre for the County of Lincolnshire, ranking 4th in the East Midlands Experian City Centre Rankings behind Nottingham, Leicester and Derby.

Lincoln has an estimated catchment population of circa 545,000 and an estimated total catchment spend of £985 million. It is also a growing university city with close to 15,000 students and academic staff based at the main city campus and other universities, including Lincoln Bishop University (formerly BGU), which contribute an estimated £250 million into the local economy





Google Maps



