



Retail Premises/Hot Food Takeaway to Let Unit 3 Linden Avenue, Branston, Lincoln, LN4 1NZ

**Price £5,000
(Lease and Business Fixtures & Fittings)**

We are pleased to offer a rare opportunity to take possession of a Leasehold retail unit, previously trading as a Chinese food retail outlet but considered suitable for a variety of food and non-food uses. The property is located within a popular residential area and the premises extend, in total, to 45 sq.m (480 sq.ft) comprising a retail area and equipped kitchen with WC facilities towards the rear. The current occupier is seeking a payment of £5,000 for the existing business fixtures and fittings. Further details are available on request.



Unit 3 Linden Avenue, Branston, Lincoln, LN4 1NZ



LOCATION

Linden Avenue is located off Beech Road, within a popular residential district on the eastern fringe of the popular village of Branston, situated approximately four miles south-east of Lincoln City Centre, easily accessible via the B1188.

DESCRIPTION

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ACCOMMODATION

The property is located within a development of retail/business uses, which includes a medical practice and other hot food retailers, all benefitting from sharing a large communal car park.



The property is self-contained and extends to 45 sq.m (480 sq.ft), including a retail/sales area to the front and a fitted kitchen with WC compartment to the rear. All business fixtures and fittings within the kitchen are included, in consideration for a price of £5,000. Further details are available on request.

SERVICES

Mains drainage, gas, electricity and water are all connected.

EPC Rating – C

TENANCY INFORMATION

The property is currently held under the terms of an existing Lease, which expires in August 2030. The Lease is held on a conventional Full Repairing & Insuring terms and the current rent is £7,250 per annum. In addition, a small service charge is levied by the Landlord to contribute towards the upkeep/maintenance of the shared car park and landscaping.

The premises are available by way of an assignment of the existing Lease or alternatively, the Landlord may give consideration to granting a new Lease, if a longer Lease term is required. A deposit may also be payable.

BUSINESS RATES

Rateable Value - £6,700

Small Business Multiplier (2024/2025) 49.9p in the £. The property may qualify for small business rates relief.



It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

VAT

VAT is not payable on the rent charged.

LEGAL COSTS

The prospective Tenant will be responsible for the payment of a referencing fee of £150 inc VAT, together with the costs associated with the preparation of a new Lease/Lease Assignment.

PLANNING USE

The property is understood to be classified as Class 'Sui Generis' (Takeaway) under the Town & Country Planning (Use Classes Order) 1987 (as amended). The unit may be suitable for a variety of uses subject to the necessary planning consents being obtained and it is the responsibility of the ingoing Tenant to ensure that the property has the permitted use for their intended business and occupation.

VIEWINGS

By prior appointment through Mundys.





NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

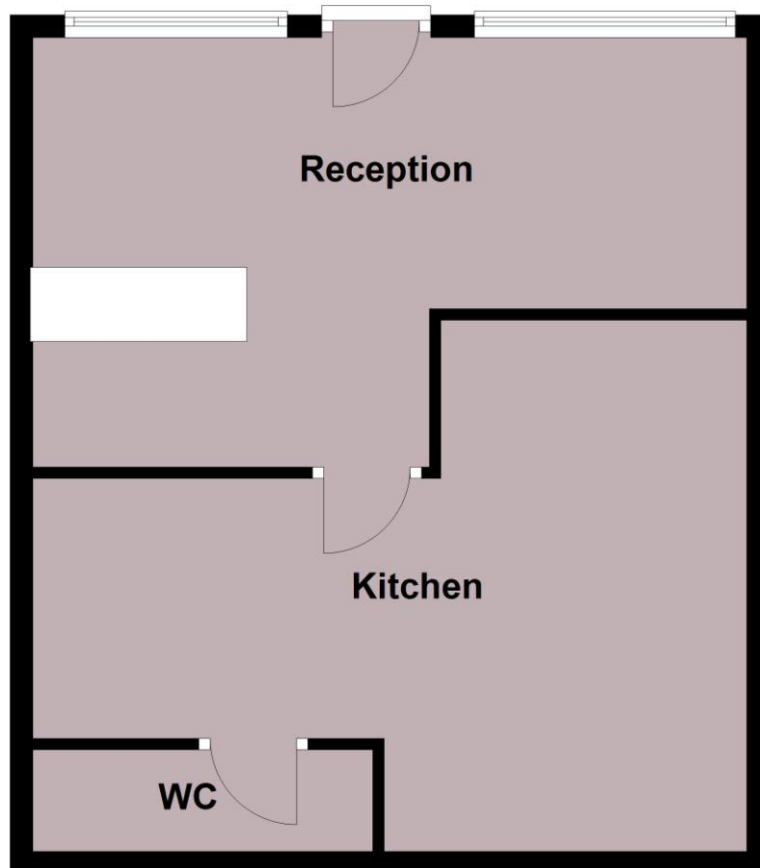
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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FLOOR PLAN

Ground Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



Total area: approx. 45.4 sq. metres (488.2 sq. feet)

29-30 Silver Street

Lincoln

LN2 1AS

commercial@mundys.net

01522 556088

22 Queen Street

Market Rasen

LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

