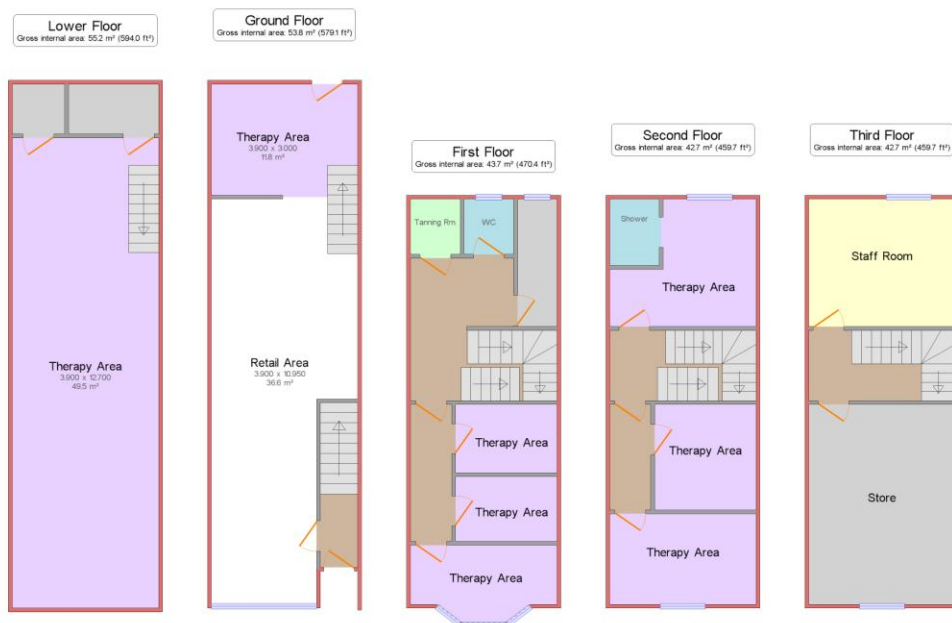




City Centre Investment Property for Sale 4 Guildhall Street, Lincoln, LN1 1TT

Price £310,000

We are pleased to offer for sale this four-storey city centre property offered for sale subject to the existing tenancy, generating an income of £21,250 per annum. The accommodation is particularly well-appointed throughout with accommodation across five floors and a gross internal floor area of 213 sq.m (2,290 sq.ft).



LOCATION

Guildhall Street is prominently located within Lincoln's prime city centre being accessed directly off High Street, close to its junction with Stonebow. Neighbouring occupiers include HSBC Bank, Subway Sandwich Shop and James Usher Jewellery.

Lincoln is a vibrant Cathedral City, being the administrative and major shopping centre for the county of Lincolnshire, with an urban population of 130,000 residents and a total catchment population of 544,000. It is also famed for its growing University with over 15,000 students living within the city.

ACCOMMODATION

The property provides for well-presented, refurbished accommodation across the basement, ground, first, second and third floors, all used in association with the current Tenant's business as a Beauty Spa. The basement comprises an open-plan salon area, extending to 38.4 sq.m. The ground floor provides for an Entrance Lobby, Main Retail/Spa Area and has a useable floor space of 37.6 sq.m. The first floor accommodation is air-conditioned and divided to comprise three Treatment Rooms together with a seating area and WC Compartment extending to 35.2 sq.m. The second floor also provides for three air-conditioned Treatment Rooms and extends to 36.8 sq.m and the third floor accommodation comprises; General Office and Staff Facilities extending to a total of 36.8 sq.m.

SERVICES

Mains drainage, electricity and water are connected. Please note the air conditioning installation is owned by the tenant rather than the Landlord.

EPC RATING – D

TENURE

The property is available on a Freehold basis, subject to the existing Tenancy, as described below.

TENANCY INFORMATION

The property is let under the terms of a ten year lease commencing 18th November 2014, at a Passing Rent of £21,250 per annum, fixed for the remainder of the term. The Lease is a conventional Full Repairing & Insuring Lease. Full details are available on request.

BUSINESS RATES

Rateable Value - £16,500.00

Small Business Multiplier (2021/2022) 49.9p in the £.
The property may qualify for small business rates relief.

Prospective tenants should make their own enquiries regarding Small Business Rates Relief.

VAT

VAT may be applicable in addition to the purchase price at the prevailing rate.

VIEWINGS

Strictly by prior appointment through Mundys Commercial - 01522 556088

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. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give 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 Mundys 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

