



Fully Let Investment Property for Sale 156 – 158 Burton Road, Lincoln LN1 3LS

Guide Price £535,000

This prominently located and substantial two-storey building is being offered for sale as an investment property, generating an excellent income, which totals £50,660 per annum. The ground floor accommodation is let to a well-reputed and long-established funeral director business, whereas the first floor apartment is let annually to students with 6 letting rooms, all occupied for the academic year, commencing 1st September 2025. The property occupies an excellent location within the ever popular Burton Road district, where there are a mixture of independent retailers and residential occupiers, creating a thriving local economy.





Ground Floor



LOCATION

The property is located on Burton Road, close to the junction with Yarborough Road and Longdales Road, within the popular 'Uphill' district of Lincoln and situated approximately 1 mile north of the City Centre.

The Cathedral City of Lincoln is a vibrant University City, famous for its Cathedral, Castle and having a population of 100,000 residents and a much wider catchment given the surrounding villages and towns.

ACCOMMODATION

The ground floor accommodation is let in its entirety to a commercial tenant, operating a Funeral Director business, with the accommodation as shown on the floor plan below, comprising a mixture of showroom and office accommodation towards the front, together with storage/workshop accommodation towards the rear.



At first floor level, the self-contained residential apartment has its own access from Burton Road and internally comprises a large, open-plan living/kitchen area, together with 6 bedrooms and two bathrooms, ideally suited to the student sector. Once again, the floor plan below shows the current configuration of the first floor apartment.



First Floor



SERVICES

Mains drainage, electricity and water are independently connected to each of the ground and first floor premises. The ground floor premises also benefit from a gas central heating system.

EPC Ratings:

Ground Floor - D

First Floor Apartment – E

TENURE/TENANCY INFORMATION

The property is being offered for sale on a Freehold basis, subject to the tenancies as set out below:

The ground floor accommodation is let to Pat Cook & Sons Ltd for a term of 5 years commencing 31st December 2021 at an annual rent of £17,000 per annum, fixed for the full length of the Lease. The Lease is held on a conventional Full Repairing & Insuring basis.

The first floor apartment is fully let to students for the academic year commencing 1st September 2025 until 24th August 2026 and the gross rent payable (inclusive of utility costs) is £33,660. The apartment has always been successfully fully let to students, with rents increasing year on year.

BUSINESS RATES

Business Rates/Council Tax

The ground floor has a Rateable Value of £16,000.

The apartment has a Council Tax - Band A.

VAT

VAT may be payable in addition to the purchase price in respect of the ground floor element of the transaction. Further details are available on request.

VIEWINGS

By prior appointment through Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in to one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these 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

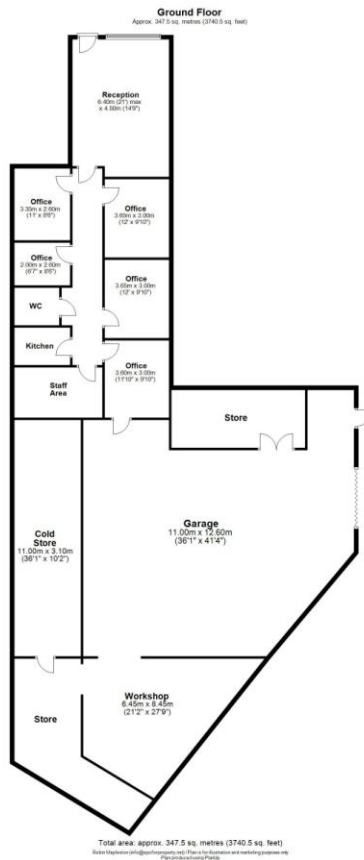
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

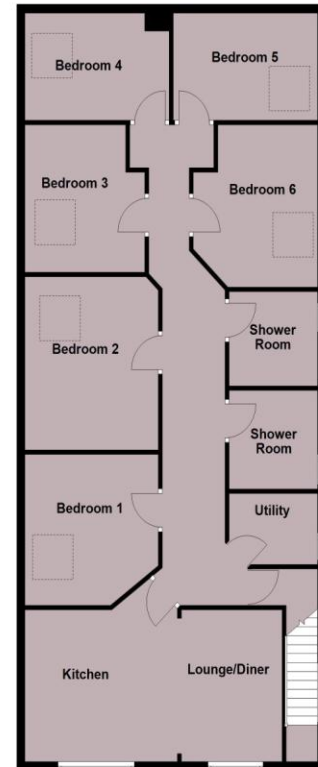
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GROUND FLOOR



FIRST FLOOR



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 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.

