

## RETAIL UNIT TO LET

# LINCOLN

192 High Street, Lincoln, LN5 7AL



### Location

The property consists of a prominent character building and is situated on the west side of High Street, in a prime location in close proximity to the railway station.

Multiple occupiers nearby include **Jack Wills** (adjacent), **Costa**, **Holland & Barrett**, **Barclays Bank**, **Specsavers** and **Nationwide**.

### Accommodation

The property is arranged over ground, first and second floors;

Ground Floor Sales:	1,413 sq ft
First Floor Ancillary:	450 sq ft
Second Floor Ancillary:	541 sq ft

### Rent

£91,500 per annum

### Tenure

The property is available by way of an assignment or subletting until the existing lease expiry on 24th December 2021.

### Rates

Rateable Value:	£83,500 pa
UBR (2019/2020):	0.504 p
Rates Payable:	£42,084 pa

(Interested parties are advised to make enquiries with the Local Authority)

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### EPC

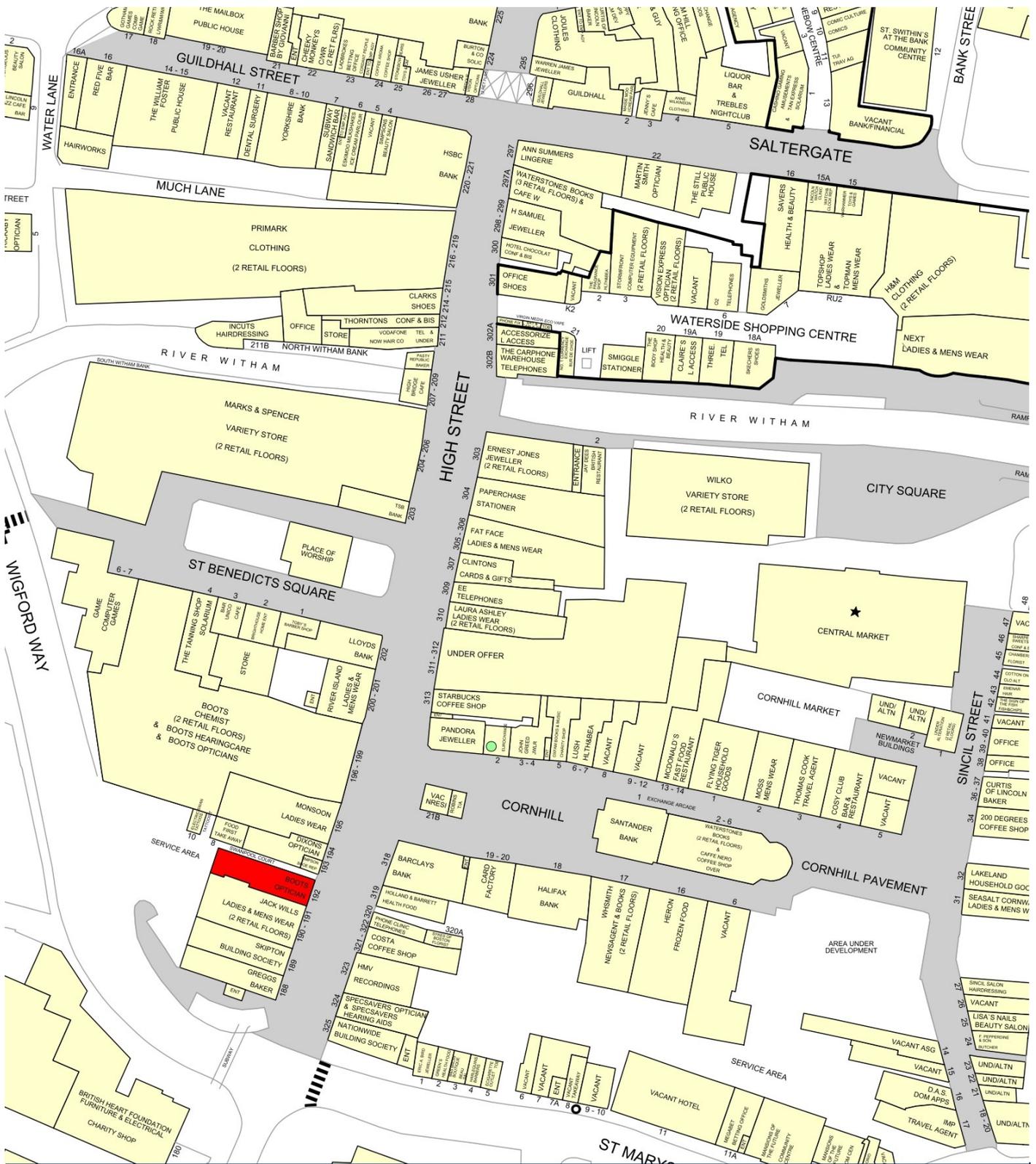
An EPC for this property can be made available on request.

## SAVILLS LONDON

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## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

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December 2019

