



**High Street Retail Unit—TO LET**  
**62 High Street, Lincoln, LN5 8AH**

**TAYLOR**  
**LINDSEY**



# 62 High Street, Lincoln, LN5 8AH

## DESCRIPTION

A prominent ground floor retail unit which comprises a sales area to the front, separate office, kitchen and W/C.

The property is currently occupied by an estate agents but is considered suitable for a variety of uses including office and retail.

## LOCATION

Situated on the lower end of the High Street, to the south of Lincoln City Centre and a short distance to the north of St Catherine's and South Park. The surrounding area is home to a variety of retail, office and leisure operators including Halfords, GRID Gym, Dominos and KFC.

This location offers excellent accessibility to the City Centre, road network around Lincoln, as well as being approx. 1 mile to the South of Lincoln Railway and Bus Station.

## RENT/SIZE

£7,000 per annum exclusive.

Approx 555sqft / 51.6sqm

## TENURE

The property is available To Let by way of a Full Repairing and Insuring lease at a term to be agreed. Apportioned Buildings Insurance will be charged back to the ingoing Tenant and a deposit equivalent to three months' rent will also be payable.

## VAT

The property is VAT registered, VAT is payable on all costs.

## RATEABLE VALUE

The rateable value £7,300.

Standard Multiplier (2024/2025) 54.6p in the £  
Small Business Multiplier (2024/25) 49.9p in the £

The property may qualify for Small Business Rate Relief.

## PLANNING

We understand that the property has consent for uses falling within Class E of the Town and Country Planning (Use Classes) Order 2020.

## SERVICES

We understand mains electricity, water and drainage are connected. Interested parties are advised to make their own investigations.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C (74)

Available upon request.

## VIEWINGS & FURTHER INFORMATION

Please contact:

Amy Willoughby—Commercial Property Manager

Tel: 01522 512200

Email: [amy.willoughby@taylorlindsey.co.uk](mailto:amy.willoughby@taylorlindsey.co.uk)

## • GROUND FLOOR RETAIL UNIT

## • CITY CENTRE LOCATION

## • RENT: £7,000 PER ANNUM EXCLUSIVE

## • NIA APPROX: 555 sqft (51.6sqm)



These particulars are provided as a general outline only, for the guidance of intending lessees, and do not constitute part of an offer or contract. Descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but interested parties must satisfy themselves as to their accuracy. Unless otherwise stated all prices quoted are exclusive of VAT. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

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