



SECOND FLOOR RETAIL/OFFICE SPACE - TO LET
279 High Street, Lincoln LN2 1JG

TAYLOR
LINDSEY

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DESCRIPTION

The property is currently let by a beauty salon, occupying the first and second floors of 279 High Street, directly above the Red Cross charity shop.

The occupier is offering the second floor To Let as a whole or on an individual room basis.

This space would suit a variety of uses including beauty services, salon/hairdressers, office use, professional services, agencies or other retail uses.

LOCATION

Situated on the busy Lincoln High Street. This location offers excellent accessibility to the City Centre, road network around Lincoln and within walking distance to the train station.

The surrounding area is home to a variety of retail and leisure operators including Agatha Boutique, Daniella Draper, Slug & Lettuce, Tesco Express and Wildwood Restaurant.

ACCOMMODATION

The second floor of the property is accessed via a lobby staircase leading from the High Street.

Size: 428sq ft (39.76 sq m), currently separated into three individual spaces with two partitioned rooms, kitchenette and W/C.

	m	Sq ft
Room 1	3.36 x 3.86m	90.73 sq ft
Room 2	2.99 x 2.82m	139.50 sq ft
Storage Area / Kitchenette	2.06 x 6.41m	142.08sq ft

- CITY CENTRE PREMISES

- AVAILABLE NOW

- RENT: £865.00 MONTHLY INCLUSIVE

- SIZE: APPROX 428 sq ft (39.76 sq m)

ENERGY PERFORMANCE CERTIFICATE

EPC available upon request.

TENURE

Rent: £865.00 per month inclusive

PLANNING

We understand that the property has consent for uses falling within Class E of the Town and Country Planning Use Classes Order. This includes offices, retail, financial services, medical and health services.

SERVICES

Mains electricity, gas, water and drainage are connected.

VIEWINGS & FURTHER INFORMATION

Please contact:

Amy Willoughby - Commercial Property Manager

Tel: 01522 512200

Email: amy.willoughby@taylorlindsey.co.uk



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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