



27-28 Silver Street, Lincoln, LN2 1EW

Pygott & Crone

27-28 Silver Street, Lincoln, LN2 1EW

- City Centre premises
- 97 sq m (1,047 sq ft)
- High volume of passing trade
- Available by way of a new lease
- Excellent frontage onto Silver Street.
- Close to a number of national retailers and estate agents
- EPC Rating E

£14,000 per annum

Pygott & Crone
36a Silver Street
Lincoln
LN2 1EW
01522 536777

commercial@pygott-crone.com
www.pygott-crone.com

LOCATION –

The unit is situated close to the pedestrianised section of the High Street. Silver Street itself is a bus through road and therefore the property benefits from strong passing trade and footfall. There are a wide range of national and regional occupiers including Amplifon, RBS Bank and House of Fraser department store.

GENERAL –

The property has previously been used for retail and estate agency purposes, with accommodation is laid over ground and first floors.

The ground floor offers great potential to open up the accommodation and take advantage of the properties excellent frontage onto Silver Street.

	SQ M	SQ FT
GROUND FLOOR		
RETAIL A	33.28	358
RETAIL B	12	129
MALE & FEMALE WC'S		
STORAGE		
FIRST FLOOR		
OFFICES WITH STAFFROOM	52	560

SERVICES –

Mains electricity, water, drainage and gas are connected to the property; however all prospective purchasers are advised to check upon the adequacy of these supplies for their own purposes.

EPC –

The property has an Energy Performance rating of E:114. The full EPC and Recommendation Report are available upon request.

BUSINESS RATES –

Charging Authority: Lincoln City Council
Rateable Value: £7,900

UBR: 0.479

Period: 2017-2018

TENURE –

The property is available by way of a new lease for a term of years to be agreed on Full Repairing and Insuring Terms.

RENT –

£14,000 per annum exclusive, payable quarterly in advance.

LEGAL COSTS –

In the usual manner, the ingoing tenant will be responsible for the landlord's legal costs.

TOWN & COUNTRY PLANNING –

We understand the existing use of the property falls within Class A2 (Financial & Professional Services) of the Town and Country Planning (Use Classes) Order 1987 (as amended). However in the agents opinion would be suitable for alternative uses such as Retail and offices.

Interest parties are advised to make their own enquiries with the local authority to ensure their intended use is in line with that permitted for the property.

VAT - VAT may be charged in addition to the rent at the prevailing rate.

VIEWING - Viewing is strictly by appointment with the sole agents:
Pygott & Crone –
Tel: 01522 536777

Jamie Thorpe - jthorpe@pygott-crone.com

Rob Waterhouse - rwaterhouse@pygott-crone.com

William Downing – wdowning@pygott-crone.com



Pygott & Crone