



56 Boultham Park Road, Lincoln, LN6 7BB

Pygott & Crone

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- Retail Premises
- Ground and First Floor
- 143.8 sq m (1,547 sq ft)
- Popular Residential Area
- Close to Large Retail Area
- EPC Rating C

To Let £15,000 per annum

Pygott & Crone
21 The Forum
Newark Road
North Hykeham
LN6 8HW
01522 536777

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

DESCRIPTION - The retail premises are fully equipped with alarm system, LCD lighting and double glazed windows throughout. Outside there is parking for upto 2 vehicles.

The property is now vacant.

ACCOMMODATION - The accommodation more particularly comprises:

ROOMS	SQ M	SQ FT
GROUND FLOOR		
Retail	66	710.42
Storage		
WC		
FIRST FLOOR		
Retail	56.2	604.94
Office	8.08	86.97

BUSINESS RATES –

Rateable Value: £6,200

Charging Authority: Lincoln City Council, City Hall, Beaumont Fee, Lincoln, LN1 1DD, tel: 01522 881188

EPC - The property has an Energy Performance rating of: C:52. The full EPC and Recommendation Report are available upon request.

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. Heating is via a gas boiler to wall mounted radiators.

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

VIEWING - Viewing is strictly by appointment with the agents:

Pygott & Crone, 21 The Forum, Newark Road, North Hykeham, Lincoln, LN6 8HW
Tel: 01522 536777
Email: commercial@pygott-crone.com



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