

Pygott & Crone

73 Monks Road

Lincoln, Lincolnshire, LN2 5HP

£175,000

Details

- For Sale
- Prominent Retail Unit
- First floor 1 bed flat
- Prominent Position
- Ground Floor 846 sqft (78.59 sqm)
- First Floor 562 sqft (52.21 sqm)
- Outbuilding 38 sqft (3.5 sqm)
- Retail Uses
- Food/Takeaway uses





Location

Overview

An excellent opportunity to purchase this freehold commercial property with first floor flat situated in a prominent secondary location 1 mile to the east of the city centre. The property fronts onto a busy secondary road in a densely populated residential area of the city and would suit retail, food operators and other uses subject to planning permission.





Location
The property is situated in a prominent busy road location approximately 1 mile to the east of the city centre. Monks road is a strong secondary commercial and densely populated residential area of the city.

ACCOMMODATION
The accommodation comprises;

Lower Ground Floor 430 sqft (39.9 sqm)

Ground Floor 416 sqft (38.6 sqm)

First Floor flat 562 sqft (52.21 sqm)

Outbuilding 38 sqft (3.5 sqm)

PLANNING
The property has established retail use with residential use above

SERVICES
Mains water, electricity, gas and drainage are connected to the property





TENURE
The property is being sold freehold with vacant possession

RATEABLE VALUE
The property has a rateable value of £4250

CEPC
The property has a CEPC of D which has expired and a new one has been ordered

LEGAL COSTS
Each party are responsible for their own legal costs

VAT
The price is exclusive of VAT if applicable

LOCAL AUTHORITY
Contact Lincoln city council 01522 881188





VIEWINGS
Contact Pygott & Crone Commercial

Tel 01522 536777






AFRICAN STREET FOOD TAKE-AWAY
TWO FIVE FOUR


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TWO FIVE FOUR

73 Monks Road, Lincoln
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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