Further Information
For further information or to arrange a viewing please contact the sole agents Robinson Webster.

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Location
The subject premises occupy a 100% prime trading location on Lincoln High Street, adjacent to Fat Face and EE and in close proximity to Boots, Primark and Marks & Spencer. The pitch is further complemented by the Waterside Shopping Centre which is anchored by Topshop, H&M and Next.

Demise
The property is arranged over ground, first second and third floors, providing the following approximate net internal floor areas:

<table>
<thead>
<tr>
<th>Internal Width:</th>
<th>23’5 ft</th>
<th>7.14m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shop Depth:</td>
<td>117’5 ft</td>
<td>35.78m</td>
</tr>
<tr>
<td>Ground Floor Sales:</td>
<td>1,667 sq ft</td>
<td>155 sq m</td>
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<tr>
<td>Ground Floor Storage:</td>
<td>762 sq ft</td>
<td>71 sq m</td>
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<tr>
<td>First Floor Storage:</td>
<td>2,206 sq ft</td>
<td>205 sq m</td>
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<tr>
<td>Second Floor Storage:</td>
<td>422 sq ft</td>
<td>39 sq m</td>
</tr>
<tr>
<td>Third Floor Storage:</td>
<td>554 sq ft</td>
<td>52 sq m</td>
</tr>
<tr>
<td>Total:</td>
<td>5,611 sq ft</td>
<td>522 sq m</td>
</tr>
</tbody>
</table>

There is the potential to amalgamate the ground floor ancillary area with the sales area.

Tenure
A new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews. Subject to vacant possession.

Rent
£155,000 per annum exclusive

Rates
Rateable Value: £129,000

Interested parties are advised to make their own enquiries to the City of Lincoln Council on 01522 881 188.

EPC
Available upon request.
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