# LARGE PRIME FLOORPLATE OPPORTUINITY
# HIGH STREET, LINCOLN

TO LET




- Rarely available large floorplate opportunity, adjacent and above the now occupied Mountain Warehouse
- Located on the northern end of the High Street, in a pedestrianised location
- Surrounding national retail and restaurant occupiers include Sostrene Grene, Mowgli, Pizza Express, Greggs and Be At One

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CRISS

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## DESCRIPTION

The property is located in a strong trading location within the prime food and beverage trading district in the city.

Lincoln is a historic cathedral city, with a district population of roughly 103,000 people, with a surrounding catchment of over 500,000. Lincoln Cathedral attracts tourists to the city, and is widely regarded as one of the finest examples of Gothic architecture in the entire world.

The city is also home to the University of Lincoln, which hosts a vibrant community of c. 20,000 students.

## TERMS

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

## RENTAL

On application.

## SERVICE CHARGE

TBC

## RATEABLE VALUE

TBC

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## FLOOR AREA

| Floor | Size (Sq Ft) | Size (Sq M) |
|---|---|---|
| Ground Floor | 2,411 sq ft | 223.98 sq m |
| First Floor | 20,000 sq ft | 1,858.06 sq m |
| Second Floor | 20,000 sq ft | 1,858.06 sq m |







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## AML

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

## VIEWING

For an appointment to view, please contact:


Andrew Criss
07831 213 396
andrewc@jacksoncriss.co.uk

Joe Laskey
07780 198 734
jlaskey@jacksoncriss.co.uk

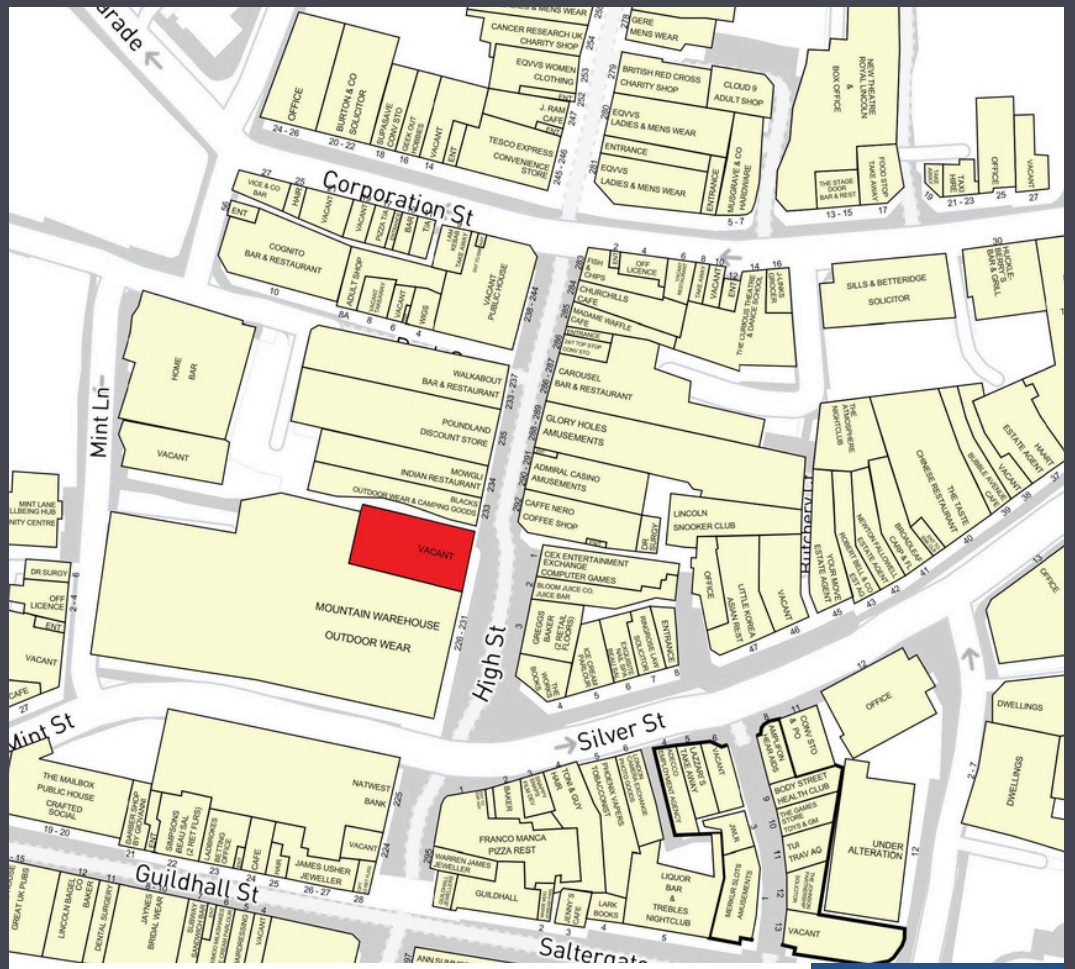
or joint agent

James Butcher (BTG Eddisons)
07808 284 578
james.butcher@eddisons.com


Subject to Contract

JACKSON CRISS

jacksoncriss.co.uk





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