

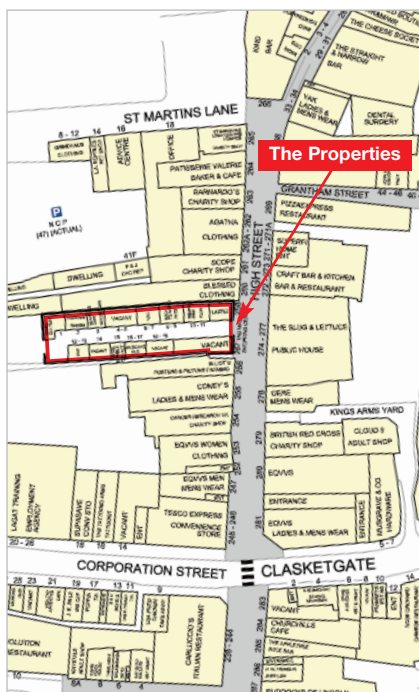
# Lincoln

## The Mall Shopping Centre

257-259 High Street  
Lincolnshire  
LN2 1HX

- Town Centre Freehold Shopping Centre Investment
- Comprises two High Street shops, twelve further shops, a restaurant and storage
- Pedestrianised position
- Total Current Rents Reserved  
**£30,000 pa**  
**Plus 5 vacant shops and 21 lock-up storage units**

**FIVE WEEK COMPLETION AVAILABLE**



### Tenure

Freehold.

### Location

The cathedral city of Lincoln has a population of 80,000 and is situated at the major trunk road intersection of the A15, A46 and A57. It is served by excellent communications to the nearby major centres of Nottingham, Grantham and Newark whilst the A1 Motorway is situated 12 miles to the south west (via the A46).

The property is situated on the west side of High Street between its junctions with St Martins Lane and Corporation Street. To the rear is an NCP car park providing 47 car park spaces.

Occupiers close by include Pizza Express, Scope Charity Shop, The Slug & Lettuce Public House (opposite) and Tesco Express amongst others.

### Description

The property is arranged on ground and one upper floor to provide 23 units (currently laid out as 14 shops, two of which front High Street) and a caretaker's store at ground floor level. The first floor rear is accessed from within the centre and is divided to provide 21 lock-up storage units plus shared WCs. The first floor front is being fitted out as a restaurant which is accessed from within 259 High Street. The property benefits from parking to the rear for approximately 8 vehicles.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent/ Licence Fee	Next Review/ Reversion
259 High Street	Mr A Sabi	Net Frontage Shop Depth First Floor (GIA) 6.65 m 3.85 m 127.80 sq m	(21' 10") (12' 8") (1,375 sq ft)	25 years from 25.12.1994 Rent review every fifth year from December 1999	£15,000 p.a. Rent Review 2014
Unit 1	Comic Culture Limited	Net Frontage Shop Depth 5.65 m 3.70 m	(18' 6") (12' 2")	Licence from 02.08.2012 (1)	£1,800 p.a. Reversion 2015
Unit 2	Philip Walters	Net Frontage Shop Depth 3.00 m 3.40 m	(9' 10") (11' 2")	Licence from 25.03.2014 (1)	£1,200 p.a. Reversion 2015
Unit 3	Miss T Dean	Net Frontage Shop Depth 3.00 m 3.45 m	(9' 10") (11' 4")	10 years from 01.06.2005	£1,200 p.a. Reversion 2015
Units 6-7	O Ashraf	Net Frontage Shop Depth 6.05 m 3.70 m	(19' 10") (12' 2")	Licence from 04.03.2014	£2,400 p.a.
Units 8-9	Mr J Penistan	Net Frontage Shop Depth 6.00 m 3.85 m	(19' 8") (12' 7")	Licence from 04.11.2009 (1)	£2,400 p.a. Reversion 2015
Units 10-11	M Spencer	Net Frontage Shop Depth 6.00 m 3.80 m	(19' 8") (12' 6")	Licence from 26.06.2009 (1)	£2,400 p.a. Reversion 2015
Unit 15	Ms M Rische	Net Frontage Shop Depth 3.05 m 3.65 m	(10' 0") (11' 11")	Licence from 29.04.2005 (1)	£1,200 p.a. Reversion 2015
Units 16-17	Mr M S Chapman	Net Frontage Shop Depth 6.30 m 3.65 m	(20' 8") (11' 11")	Licence from 28.06.2010 (1)	£2,400 p.a. Reversion 2015
Units 4-5, 12-13, 14, 18-19, 20-22	Vacant	Schedule of Areas on the website	—	—	—
First Floor Rear	Unknown	21 Storage Units and Shared WCs (GIA) 275.27 sq m	(2,963 sq ft)	Unknown	—

(1) Licence determinable mutually on one month's notice.  
NB. Buyers will pay 0.35% + VAT of the purchase price towards the seller's costs.

**Total £30,000 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Lisa Marie Hill, Bond Dickinson LLP. Tel: 0191 279 9139 e-mail: [lisamarie.hill@bonddickinson.com](mailto:lisamarie.hill@bonddickinson.com)