

# Lot 5, 307 High Street, Lincoln, Lincolnshire LN5 7DR

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Prime Freehold Retail Opportunity in Charismatic Cathedral City

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 5, 307 High Street, Lincoln, Lincolnshire LN5 7DR

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)

## Property Information

### Prime Freehold Retail Opportunity in Charismatic Cathedral City

- Let to AG Retail Card Limited (in Administration) previously producing £135,000 pax (1)
- Prime pedestrianised retailing location between Primark, Boots the Chemist and Marks & Spencer
- Opposite St Benedicts Square with other nearby retailers including Pandora, Fat Face, Starbucks and Ernest Jones
- Attractive period building comprising approximately 5,639 sq ft
- Of interest to Owner Occupiers, Developers and Investors
- Immediate asset management opportunities

**Lot** 5  
**Auction** 31/Mar/2022

**Rent**  
See footnote (1)

**Sector**  
High Street Retail

On Behalf of a Major Fund

**Status**  
Available

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 36 miles north-east of Nottingham, 40 miles south-east of Sheffield  
**Roads** A1 (M), A15, A46  
**Rail** Lincoln Central Station  
**Air** East Midlands Airport

### Situation

Lincoln is a charismatic Cathedral City which is the retailing and administrative Capital of Lincolnshire. The property sits in a prime location on the pedestrianised High Street opposite St Benedicts Square. Nearby occupiers include Primark, Marks & Spencer, Starbucks, Boots the Chemist, Holland & Barrett, Fat Face, Pandora, Greggs, McDonald's, Superdry & WHSmith.

### Tenure

Freehold.

### Description

The property comprises a shop arranged on the ground, first, second and third floors.

### VAT

VAT is applicable to this lot.

### Completion Period

6 Week Completion

### EPC

Band C.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 5, 307 High Street, Lincoln, Lincolnshire LN5 7DR

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)

## Tenancy & Accommodation

Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	208.50 sq m	(2,244 sq ft)	AG RETAIL CARDS LIMITED (In Administration) (1) (t/a Clintons)	- (1)	- (1)
First	Ancillary	207.00 sq m	(2,228 sq ft)			
Second	Ancillary	48.30 sq m	(520 sq ft)			
Third	Ancillary	62.10 sq m	(668 sq ft)			
<b>Total</b>		<b>525.90 sq m</b>	<b>(5,661 sq ft)</b>			-

(1) The property is let to AG Retail Cards Limited (in Administration) on a lease which contractually expires on 23 June 2025 at an annual rent of £135,000. AG Retail Cards Limited is not currently in occupation of the premises or using this for the purposes of the Administration and therefore no rent is currently payable. Terms have been agreed (although subject to contract and no documents will be completed prior to completion to allow a Buyer flexibility) for a surrender of the lease and the grant of a new lease to Esquire Retail Limited for a term of three years from 25 April 2020 with an annual rent of £50,000. Esquire Retail Limited is currently in occupation of the premises as the buyer of AG Retail Cards Limited's business. It has not been paying any rent or other sums to the Seller in relation to its occupation.



**Lot 5, 307 High Street, Lincoln,**  
**Lincolnshire LN5 7DR**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Prime Freehold Retail Opportunity in Charismatic Cathedral City

[www.acutus.co.uk](http://www.acutus.co.uk)



# Lot 5, 307 High Street, Lincoln, Lincolnshire LN5 7DR

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Prime Freehold Retail Opportunity in Charismatic Cathedral City

[www.acutus.co.uk](http://www.acutus.co.uk)



# Lot 5, 307 High Street, Lincoln, Lincolnshire LN5 7DR

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



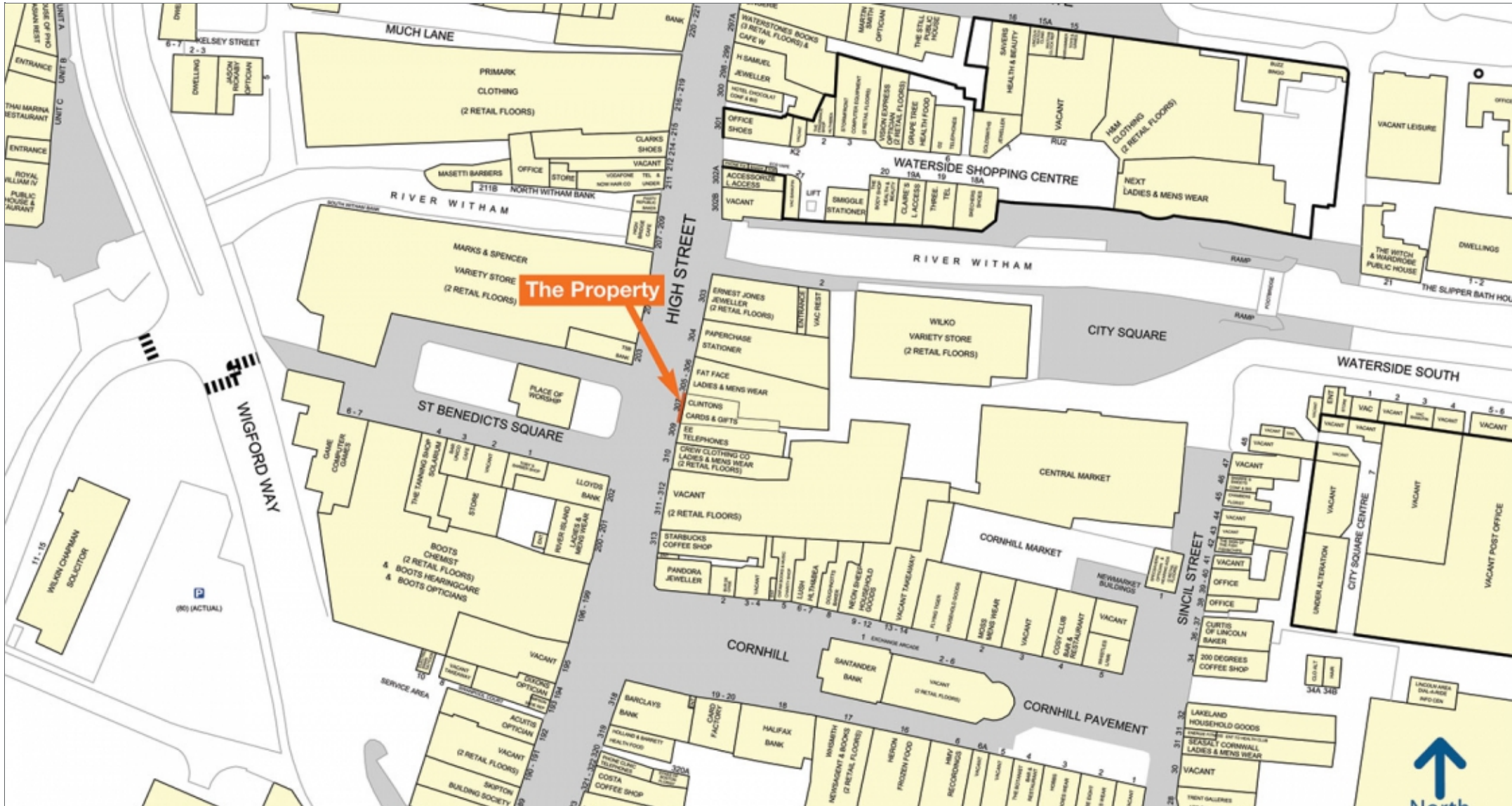
Prime Freehold Retail Opportunity in Charismatic Cathedral City

[www.acuitus.co.uk](http://www.acuitus.co.uk)



# Lot 5, 307 High Street, Lincoln, Lincolnshire LN5 7DR

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)

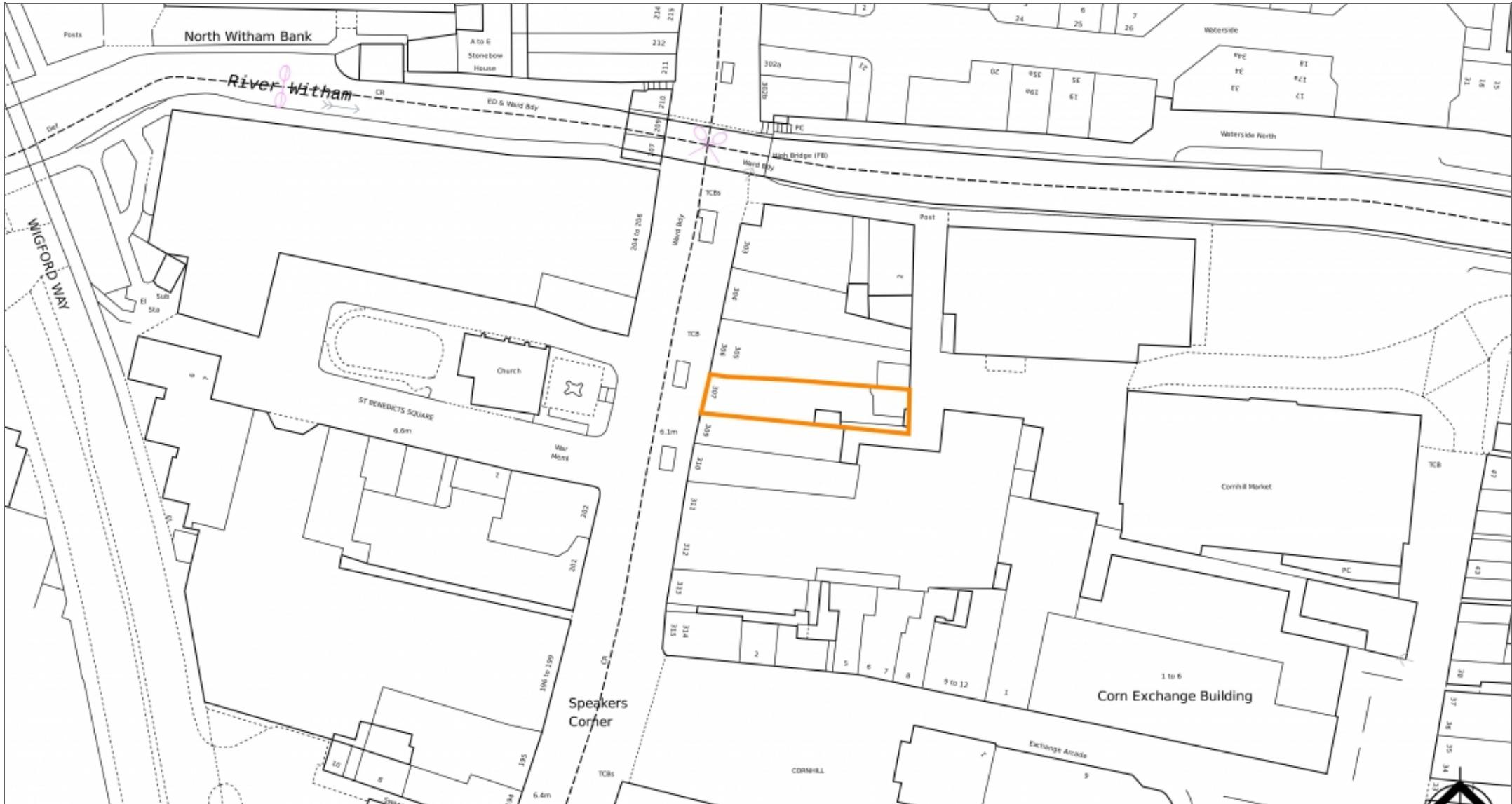


Prime Freehold Retail Opportunity in Charismatic Cathedral City

[www.acutus.co.uk](http://www.acutus.co.uk)

# Lot 5, 307 High Street, Lincoln, Lincolnshire LN5 7DR

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Prime Freehold Retail Opportunity in Charismatic Cathedral City

[www.acuitus.co.uk](http://www.acuitus.co.uk)



# Lot 5, 307 High Street, Lincoln, Lincolnshire LN5 7DR

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)

## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Edward Martin**  
+44 (0)20 7034 4854  
+44 (0)7478 673 535  
[edward.martin@acuitus.co.uk](mailto:edward.martin@acuitus.co.uk)

### Seller's Solicitors

**Gowling WLG**  
4 More London Riverside  
London  
SE1 2AU

**Laura Harris**  
+44 (0)20 7759 6711  
[Laura.Harris@uk.gowlingwlg.com](mailto:Laura.Harris@uk.gowlingwlg.com)

### Associate Auctioneers



**Knight Frank**  
55 Baker Street  
London  
W1U 8AN

**Sam Waterworth**  
+44 (0)20 3909 6821  
+44 (0)7810 657 744  
[Sam.Waterworth@knightfrank.com](mailto:Sam.Waterworth@knightfrank.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
September 2020