

Lot 33, H. Samuel, 298-299 High Street, Lincoln,

Lincolnshire LN2 1AF

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



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### Property Information

#### Freehold Retail Investment

- Entirely Let to Signet Trading Ltd t/a H Samuel until August 2027 on a renewed lease from 2022
- Trading as H Samuel for over 37 years
- Substantial ground and basement floor retail unit
- Approximate floor area of 219.97 sq m (2,371 sq ft)
- Excellent trading position on High Street
- Neighbouring retailers include Primark, Waterstones, Hotel Chocolat, Marks and Spencer, Ernest Jones, Joules and Franco Manca.

#### Lot

33

#### Auction

13th July 2023

#### Rent

£95,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

On Behalf of a Global Real Estate Investment Firm

#### 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 attractive Cathedral City which is the retailing and administrative Capital of Lincolnshire. The property sits in a prime location on the pedestrianised High Street. The immediate vicinity is home to many national multiple retailers including Primark, Waterstones, Hotel Chocolat, Marks and Spencer, Ernest Jones, Joules and Franco Manca.

#### Tenure

Freehold.

#### Description

The property comprises a double fronted ground floor retail unit with ancillary basement accommodation.

The upper floors are held under separate freehold titles outside of the interest to be sold.

#### VAT

VAT is applicable to this lot.

#### Completion Period

Six week completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground Basement	Retail Ancillary	159.52 60.45	(1,721) (650)	SIGNET TRADING LIMITED t/a H. Samuel (1)	5 years from 21/08/2022	£95,000
<b>Total Approximate Floor Area</b>		<b>219.97</b>	<b>(2,371) (2)</b>			<b>£95,000</b>

(1) For the year ending 29/01/2022 Signet Trading Limited reported a Turnover of £359,976,000 and a Net Worth of £193,776,000 (NorthRow 16/06/2023). Signet Group is the world's largest retailer of diamond jewellery and operate over 2,500 stores in the USA, UK, Canada, Ireland and Channel Island under trading names such as H. Samuel, Ernest Jones, Marks & Morgan and Blue Nile ([www.signetjewellers.com](http://www.signetjewellers.com)).

(2) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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## Contacts

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September 2020