



Unit 2 (Ground Floor)
St Benedict's Square
Lincoln

North
Lincolnshire
Council

Unit 2 (Ground Floor) St Benedict's Square

Lincoln LN5 7AR

Agreement	Detail	Rent	Size	Location
Available on a new lease for a term of 10 years	Retail Premises	Rental Offers invited	689 (sq ft) GF Retail Space	Lincoln, LN5 7AR

Call (01724) 297330 Email: businessinfo@northlincs.gov.uk

Property

The property is 689 sq. ft and situated on the junction of the pedestrianised element of the High Street and St Benedict's Square and forms part of the prime retail pitch of Lincoln City Centre. The immediate area hosts a wide range of well recognised national brands including M&S, FatFace, Starbucks and Laura Ashley.

Waterside Shopping Centre is situated a short 3 minute walk (0.1 miles) to the north east, hosting numerous national tenants including New Look, Superdrug, H.Samuel and Carphone Warehouse.

Local transport links are excellent, with numerous local bus services available on Wigford Way (A57), adjacent to the rear of the property and Silver Street to the north. Lincoln Rail Station is situated only a 4 minute walk from the property to the south east with regular services to Leeds, Nottingham and London.

Services

We understand that all mains supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Planning

The Tenant shall be responsible for obtaining any necessary permission required for the proposed use. No warranty is given that any such application would be successful.

connected to the mains drainage system.

Rates

Charging Authority: City of Lincoln Council

Description: Shop and Premises

Rateable Value: £17,000.00 (Please note, this is not the amount you will pay)

Rateable values are calculated with the business rates bill by multiplying the rateable value of the property by the multiplier or 'poundage', which the government sets from 1st April each year for the whole of England. The government normally changes the multiplier every year to move in line with inflation.

For further information, please contact the Charging Authority.

Telephone: **01522 873 342**

Email: revenues@lincoln.gov.uk

Tenure

The property is available To Let by way of a new Full Repairing and Maintenance lease for a minimum of 10 years. Subject to 5 yearly upward only rent reviews.

Rent

Rental offers invited

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

The incoming tenant will bare the legal costs of £650.00 for the lease transaction

North Lincolnshire Council

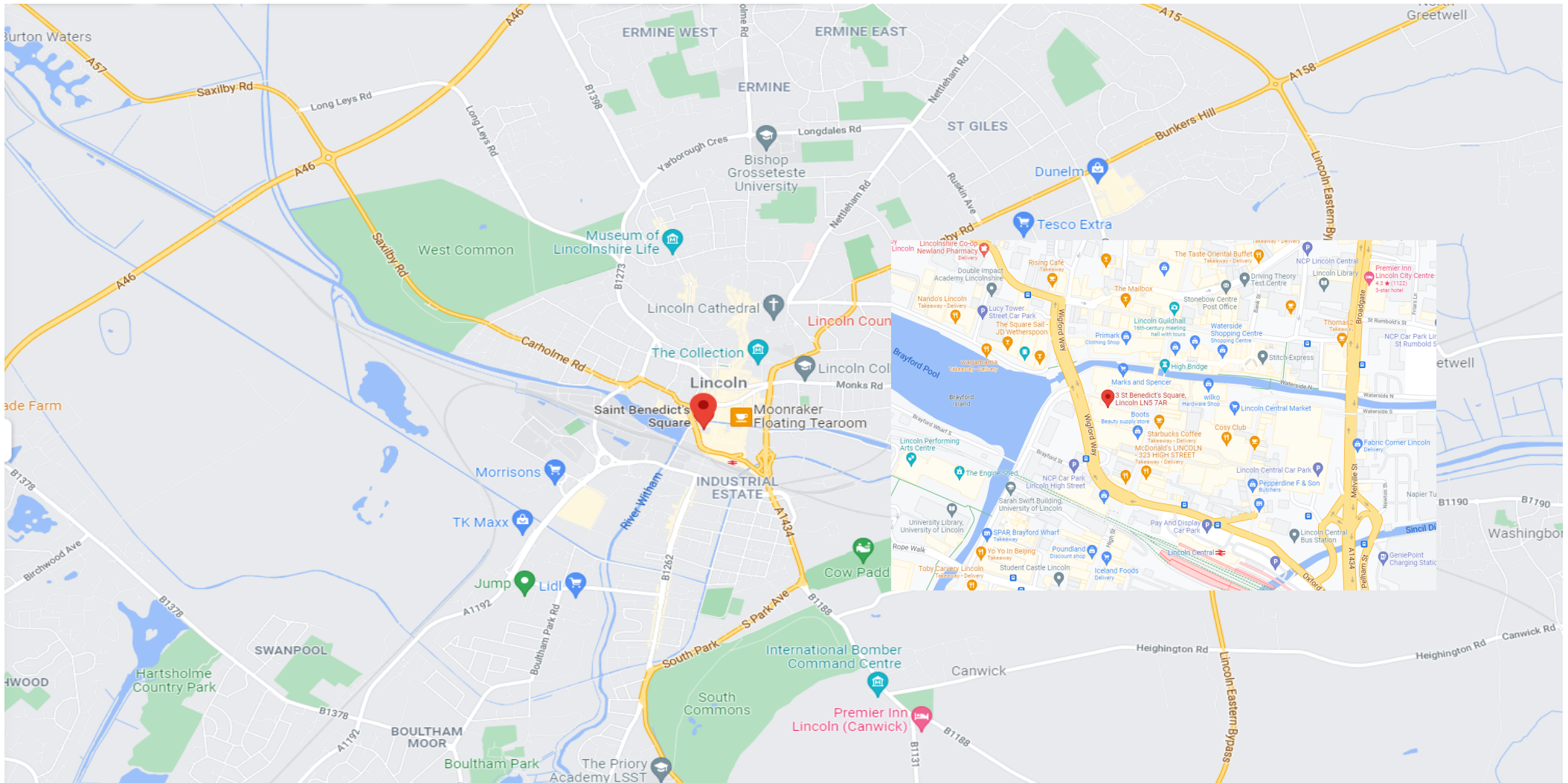
Location

Lincoln is a historic cathedral city in Lincolnshire and is the largest urban centre of the county. The city is located 45.9 miles (73.9km) east of Sheffield, 38.2 miles (61.5km) north east of Nottingham and 65.8 miles (105.9km) south east of Leeds

The City benefits from excellent road communications, located at a hub of several major A-roads. Lincoln is situated along the B1308 which travels east to the A15, a major A-road that travels north to the M180 and south towards the A1 (M). The A1(M) is a primary arterial route into London, which connects to the M25, London's Orbital Motorway. Sheffield can be accessed to the west via the A57, just south of the town centre.

East Midland, LNER and Northern Railway Service operate from Lincoln Railway Station providing direct services to Leeds (2 hours 9 minutes), Leicester (1 hour 37 minutes) and Nottingham (47 minutes) . Regular services also run services to London Kings Cross, with fastest journey times of 2 hours and 6 minutes.

Doncaster Sheffield Airport and East Midlands Airport are located 33.4 miles (53.8km) to the north west and 50.5 miles (81.3km) south west respectively, providing international and domestic flight services.





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Contact

North Lincolnshire Council

Commercial Property

Call (01724) 297330 Email: businessinfo@northlincs.gov.uk

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