



**Unit C4, Bishops Trade Park, Bishops Road  
Lincoln, LN2 4ZS**

#9987/2024C

# Unit C4, Bishops Trade Park

Bishops Road, Lincoln, LN2 4ZS



Agreement

To Let



Detail

Trade Counter



Rent

From £35,875 pax



Size

From 468 - 936 sq m  
(5,035 - 10,070 sq ft)



Location

Lincoln, LN2 4ZS



Property ID

#6029/2024C

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The property comprises an end-terrace trade counter unit of steel portal frame construction, with corrugated sheet clad elevations and similarly clad roof. It has a glazed showroom frontage and vehicular access door with a solid concrete floor, and WC installed.

Externally, there is ample allocated parking, communal parking, loading and circulation.

The unit can also be split into two.

## Services

We understand that mains water, electricity and drainage 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.

Ingoing Tenants are to arrange for their own electricity supply contract and meter installations. MPAN Numbers will be provided on request.

There is potential for Electric Vehicle charging points to be installed if required by the occupiers.

## Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

From **£35,875 per annum exclusive** for the first year of the term.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Unit C4 A	468	5,035
Unit C4 B	468	5,035
Total GIA	936	10,070

## Town & Country Planning

We understand that the property has planning consent for B2, B8 and E(g) (iii) (plus ancillary trade counter) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Warehouse and Premises  
**Rateable value:** £10,000  
**UBR:** 0.512  
**Period:** 2023-2024

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

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

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Energy Performance Certificate

Rating: B43

## Location

The unit forms part of the flagship Bishops Trade Park, just off Outer Circle Road in north Lincoln.

The scheme houses a range of National trade counter operators including MKM, Screwfix, Toolstation, Easy Bathrooms and Connect Flooring.

The location affords quick access to Lincoln city centre and the wider regional road network via the A46 bypass.

Lincoln is the administrative shopping centre for the county of Lincolnshire. The city has a resident population of 103,900 (2021 Census) and is ranked fourth in the East Midlands Experian City Centre Rankings behind Nottingham, Derby and Leicester. The city attracts over three million tourists per year, predominately visiting to view the Cathedral, which is recognised as one of the best examples of Gothic architecture in Europe. Lincoln is situated 30 miles north east of Nottingham and 27 miles south west of Scunthorpe.

The city enjoys good road links via the A46 leading to the A1 major arterial route and the A15 provides access to Scunthorpe to the north and Peterborough to the south. There is also a train station with a direct route to London King's Cross.





