



Unit 26 Birchwood Shopping Centre,
Jasmin Road, Birchwood, Lincoln,
LN6 0QB

#307-25/2023G

Eddisons

Incorporating
Banks Long & Co

Unit 26 Birchwood Shopping Centre

Jasmin Road, Birchwood, Lincoln, LN6 0QB



Agreement

To Let



Detail

Retail Unit



Rent

£10,500 pax



Size

50.99 sq m (548.85 sq ft)



Location

Lincoln, LN6 0QB



Property ID

#307-25/2023G

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

jasper.nilsson@eddisons.com

07929 105 395

01522 544515

Property

The property comprises a mid terraced ground floor retail unit with a glazed frontage overlooking the centre car park and rear access to the service yard behind. Internally the unit has been fitted out to provide a decent standard, with painted plaster walls and ceilings and a carpeted floor together with a disabled toilet and small kitchen area for staff.

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 ²	ft ²
Total GIA	50.99	548.85

Services

We understand that mains services including water, drainage and electricity 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.

Energy Performance Certificate

Rating: C64

Town & Country Planning

We understand the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town & Country Planning Use Classes Order 1987 (amended 2020).

Following changes to the Use Classes Order that came into effect on 1st September 2020, Class E now encompasses a number of uses including A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Café), B1 (Business) and D2 (Assembly & Leisure).

Rates

Charging Authority: City of Lincoln Council
Description: Shop and Premises
Rateable value: £10,750
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.

Tenure

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

Rent

£10,500 per annum exclusive

Service Charge

A service charge will 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

The ingoing tenant is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The property occupies a central and accessible location on the Birchwood Shopping Centre, Lincoln, one of the largest and most popular neighbourhood shopping centres to the south of Lincoln city centre. It services the extensive Birchwood/Skellingthorpe Road / Doddington Road residential areas and at the same time it is located only a short distance from the A46 Bypass which provides easy access to Newark and the A1. The centre is anchored by a Co-op Supermarket and pharmacy, and other occupiers including Poundstretcher and Cooplands Butchers, as well as numerous local retailers and takeaways.





