



**Unit 2, 275 Newark Road, North Hykeham,
Lincoln, LN6 8QE**

#173/2024A

Unit 2, 275 Newark Road

North Hykeham, Lincoln, LN6 3QE



Agreement

To Let



Detail

A large newly refurbished
single storey restaurant unit



Rent

£25,000 p.a.



Size

205.3 sq m (2,209 sq ft)



Location

Lincoln, LN6 8QE



Property ID

#173/2024A

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

jasper.nilsson@eddisons.com

07929 105395

01522 544515

Property

A large single storey open plan restaurant/retail unit, including an office, workshop and WC facilities set in a large residential catchment area.

Limited on site customer car parking is also available.

Externally, the retail parade has recently benefitted from external refurbishment works, which includes a new modern contemporary facade. The unit is suitable for a variety of uses including retail, subject to approval.

EPC: D85

Accommodation

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

Area	m ²	ft ²
Retail/Restaurant	205.3	2,209
Workshop	22	236

Services

We understand that mains electricity, water and drainage are available and connected to the property. Interested parties should make their own enquiries within the relevant suppliers.

Town & Country Planning

The property has consent for a wide variety of uses, falling within Class E (Commercial, Business & Service Uses) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

The property is suitable for a wide range of commercial uses, including retail, showroom, health and fitness, and hot food takeaway.

Rates

Charging Authority: North Kesteven District Council
Description: Restaurant and Premises
Rateable value: £24,000
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.

Tenure

The unit is available To Let by way of a new lease on effectively Full Repairing and Insuring terms for a term to be agreed.

Rent

The unit is available at a rent of **£25,000 per annum exclusive**

Service Charge

A service charge is payable by all occupiers to cover the upkeep and maintenance of the common areas. Please contact the agents for further details.

VAT

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

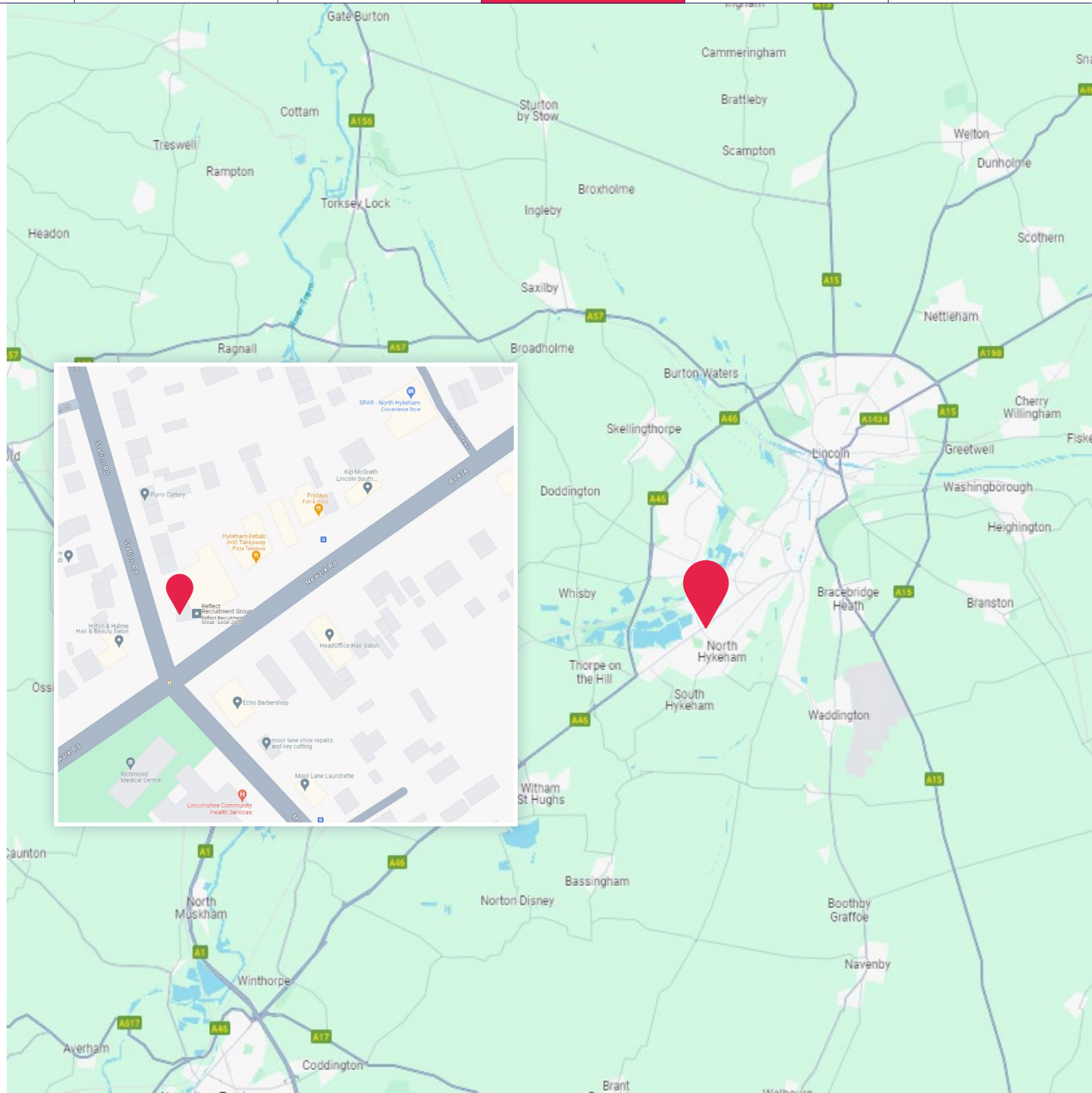
Legal Costs

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

Location

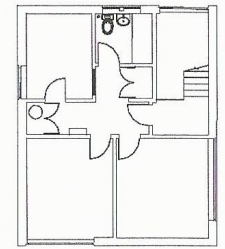
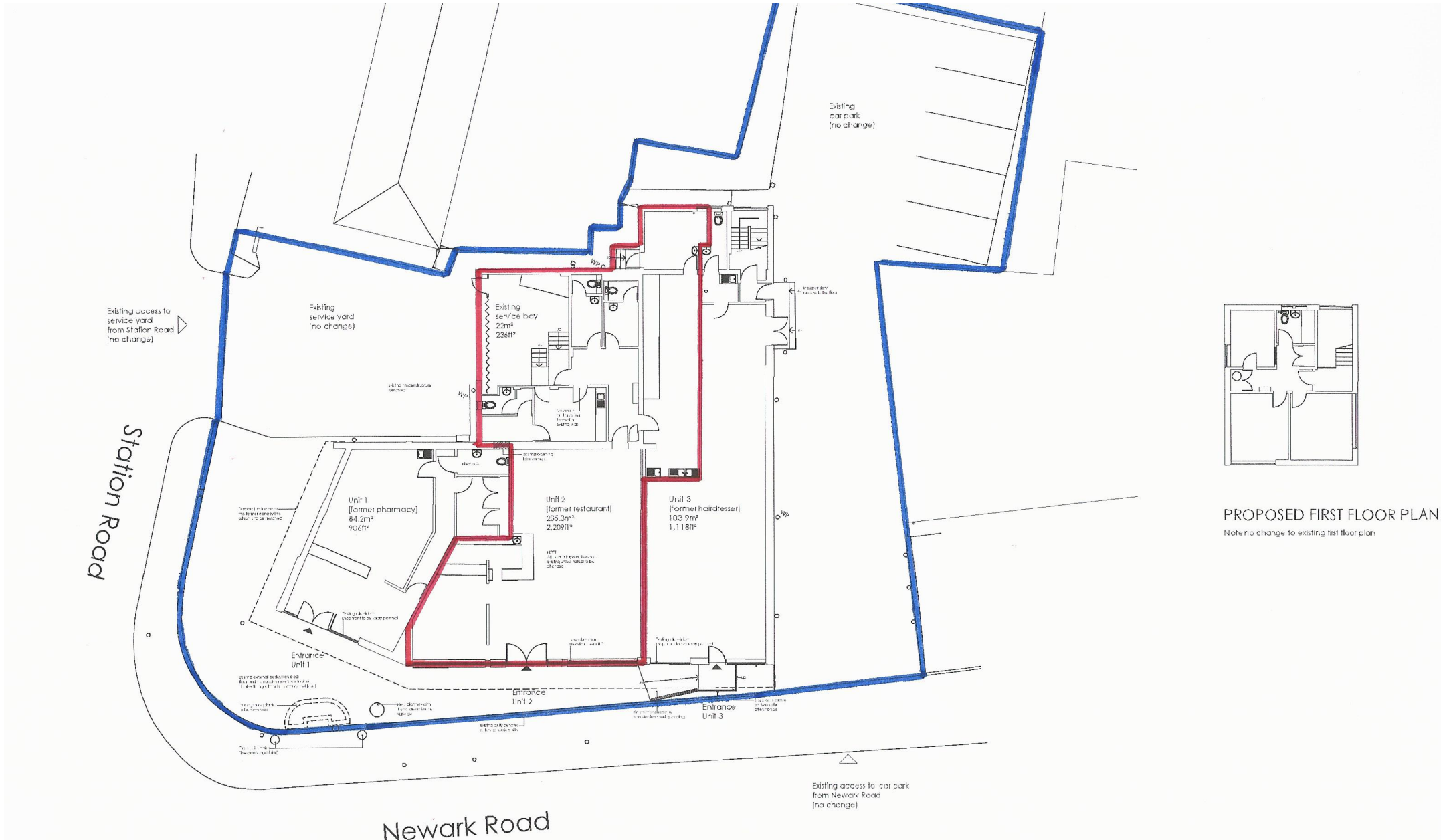
North Hykeham is a town on the outskirts of the city of Lincoln, which lies about 5 miles to the north. It offers a good range of shopping and educational facilities and is a popular residential location. The A46 Lincoln bypass, and dual carriageway to Newark, where access is available onto the A1, is located about 2 miles to the south.

The property is situated on Newark Road, close to the busy Station Road junction. Within the locality are multiple businesses including a hot food takeaway, Spar Convenience Store, hairdressers and bike shop. About 1/3 of a mile to the north is an Asda Superstore.









PROPOSED FIRST FLOOR PLAN

Note no change to existing first floor plan