



**38-44 Sincil Street, Lincoln**  
**LN5 7ET**  
#M328/2024F

# 38-44 SINCIL STREET

LINCOLN, LN5 7ET



Agreement

To Let



Detail

Retail Unts



Rent

£15,000 - £30,000 pax



Size

Unit sizes range from  
48.8 sq m - 80.1 sq m  
(526 sq ft - 863 sq ft)



Location

Lincoln, LN5 7ET



Property ID

#M328/2024F

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



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## Property

The scheme comprises 5 newly renovated retail units fully-fitted to a quality specification with luxury vinyl tiles, painted and plastered walls and ceilings, painted beams and skirting and a range of mounted LED lighting. Each unit is also fitted with kitchenettes and accessible WCs with basins.

A walk-through video that sufficiently portrays the latest finishes and lighting can be accessed using the below link

<https://vimeo.com/742391960/6175390501>

## 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	GROUND FLOOR	FIRST FLOOR	TOTAL
Unit 41 (UNDER OFFER)	25.2 sq m (271 sq ft)	24.5 sq m (264 sq ft)	49.7 sq m (535 sq ft)
Unit 43 (UNDER OFFER)	26.1 sq m (281 sq ft)	22.7 sq m (245 sq ft)	48.8 sq m (526 sq ft)
Unit 44	53.8 sq m (579 sq ft)	24.2 sq m (260 sq ft)	78.0 sq m (839 sq ft)

## Energy Performance Certificate

EPCs will be provided upon completion.

## 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.

## Town & Country Planning

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

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Shop and Premises  
**Rateable value:** To be reassessed  
**UBR:** 0.546  
**Period:** 2024-2025

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

## Rent

**Unit 38 - LET**

**Unit 39/40 - LET**

**Unit 41 - UNDER OFFER**

**Unit 43 - UNDER OFFER**

**Unit 44 - £30,000 per annum exclusive**

## Service Charge

A service charge is payable by all the occupiers to cover the upkeep and maintenance of the common parts.

## 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.



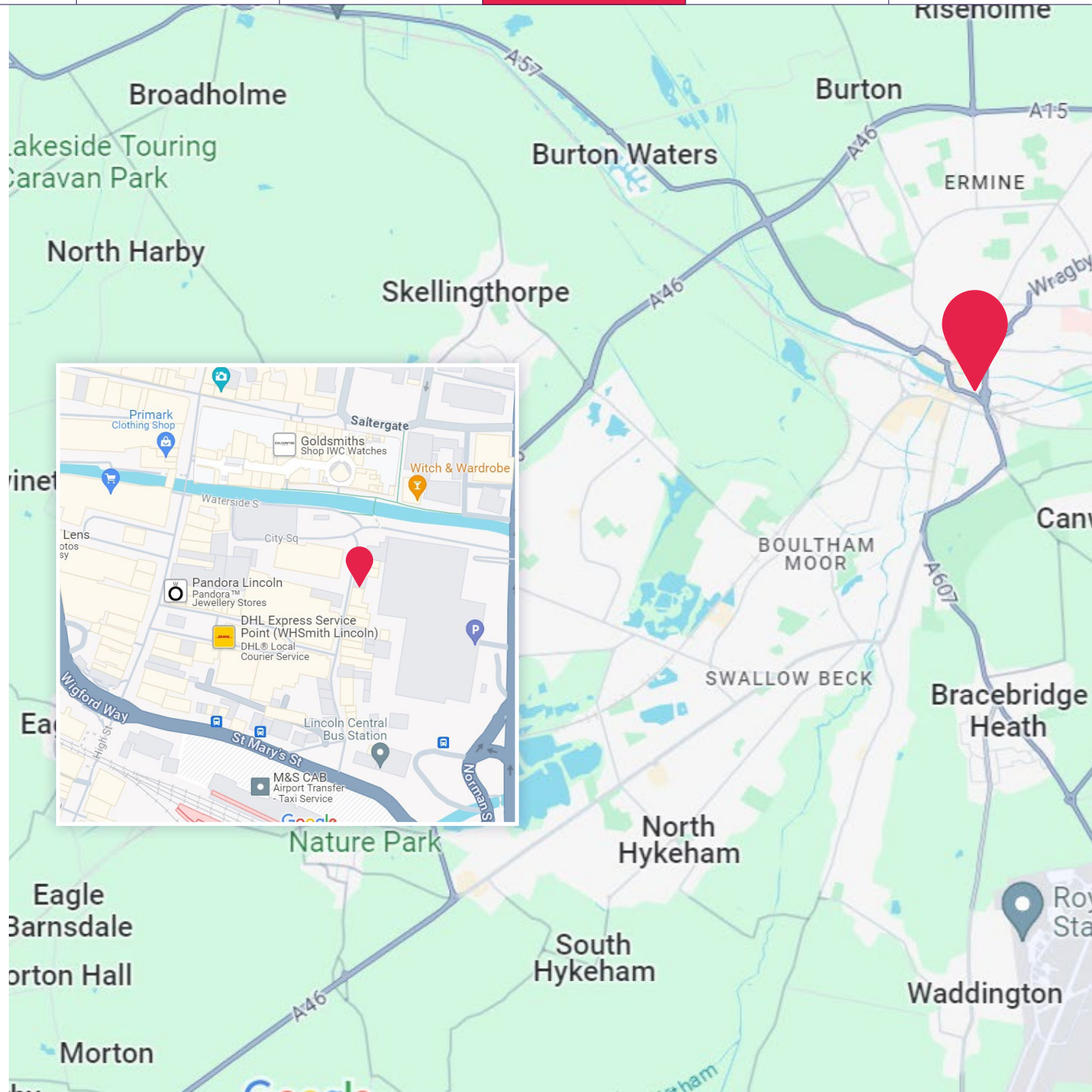
## Location

Situated towards the north of Sincil Street, the units are at the heart of The Cornhill Quarter - a £70m redevelopment scheme which has significantly rejuvenated Lincoln's retail offering and city centre. The fitted out shop units overlook the new £8 million Lincoln Central Market redevelopment which, on completion, will create an attractive regional footfall. The regeneration will provide a quality modern market destination with a strong emphasis on the food sector.

The overall regeneration zone has delivered in excess of 150,000 sq ft of mixed-use commercial space and has already accounted for significant improvements to the city centre infrastructure links, including a £30 million Transport Hub which accommodates a new multi-storey car park and bus station.

The Cornhill Quarter contains a vibrant mix of occupants including restaurants The Botanist, The Cosy Club, Tortilla, Pho and Three Joes as well as national retailers such as Hobbs, Phase Eight and Whistles. The area also benefits from a 4-screen Everyman Cinema, Lakeland and 200 Degrees Coffee.

Lincoln is the administrative centre and largest city in Lincolnshire with an urban population of 130,000 and a total catchment population of 545,000, giving it a total comparison goods expenditure of over £985 million. Lincoln also benefits from its ever-growing Universities. The student and academic staff population is estimated to be circa 15,000 and contributes over £250 million to the local economy.









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PROPOSED GROUND FLOOR PLAN

**NOTES**

- THIS DRAWING AND SETTING OUT BASED ON TOPOGRAPHICAL SURVEY DRAWINGS.
- THIS DRAWING IS BASED ON THE FOLLOWING SURVEY DRAWINGS:
  - TOPOGRAPHICAL SURVEY DRAWING - TOPOGRAPHICAL SURVEY DRAWING - FLOOR PLANS, TYPICAL SECTION AND SECTION THROUGH SECTION PRODUCED BY COMMERCIAL MEASURED SURVEYS LTD, DATED MARCH 2018.
  - SURVEY DRAWING - SURVEY DRAWING - FLOOR PLANS AND SECTION AS OF 17/03/2019 AND 10/04/2019/20/2019.
  - SURVEY DRAWING - SURVEY DRAWING - FLOOR PLANS AND SECTION AS OF 17/03/2019 AND 10/04/2019/20/2019.
  - SURVEY DRAWING - SURVEY DRAWING - FLOOR PLANS AND SECTION AS OF 17/03/2019 AND 10/04/2019/20/2019.
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Rev	Revision note	Date	Drawn by
E	TENDER REVISE	06.04.2021	JW
D	SHOPFRONT DESIGN ADDED OVERHANG NOTE AMENDED TO REAR EXTENSION	04.03.2021	JW
C	LAYOUT AND EXTERNAL DOOR LOCATION AMENDED TO EXTENSION WARE SHOWN	02.02.2021	JW
B	GENERAL AMENDMENTS	16.12.2020	JW
A	GENERAL AMENDMENTS	11.11.2020	JW

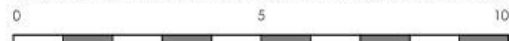
Rev	Revision note	Date	Drawn by
<p>PROPOSED ALTERATIONS AT 39-44 SINCLAIR STREET FOR LINCOLNSHIRE CO-OPERATIVE</p>			
Drawn by	Checked	Date	Scale
JW		OCT 2020	1:100 @ A3
PROPOSED GROUND FLOOR PLAN		Dwg No J2025-00111	Rev E

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**PROPOSED FIRST FLOOR PLAN**

**NOTES**  
 THE DRAWINGS AND SETTING OUT BASED ON TOPOGRAPHICAL SURVEY DRAWINGS:  
 • THE FIRST FLOOR PLAN IS BASED ON TOPOGRAPHICAL SURVEY DRAWINGS: TOWNHIP 02 - FLOOR PLANS, TOWNHIP 03 - CHURCH SECTION AND TOWNHIP 04 - CHURCH SECTION PRODUCED BY COMMERCIAL MEASURED SURVEYS LTD. DATED MARCH 2016  
 • CHURCH STREET TO THE WEST AND CHURCH FLOOR PLANS AND SECTION AS OF 15/03/2017 AND TOWNHIP 02 - CHURCH SECTION - ELEVATIONS AS OF 15/03/2017 PRODUCED BY BOWEN GEOMATICS LTD. DATED JUNE 2017  
 • REVERED FLOOR AND CHURCH LEVELS TO TOWNHIP 02 STREET AS TOWNHIP 02, BLOOR - LEVEL SURVEY AS OF 24/10/2019 AND EXTERNAL LEVELS AS TOWNHIP 02, BLOOR - WATERWAYS AND SURROUNDING AREAS AS OF 17/04/2019 PRODUCED BY BOWEN GEOMATICS LTD. DATED JUNE 2019  
 • ALL DIMENSIONS REFERRED TO IN THE PROPOSALS PRODUCED BY FRAMEWORK ARCHITECTS AS INSTRUCTED BY BANKS LONG & CO ON 06/04/2021. FRAMEWORK ARCHITECTS ARE NOT RESPONSIBLE FOR ANY DISCREPANCIES RESULTING FROM THE ABOVE PROPOSALS. FRAMEWORK ARCHITECTS RESERVE THE RIGHT TO MAKE ANY DEVELOPMENT OR MODIFICATION WHICH MAY BE EFFECTED BY AMENDING THE ABOVE SURVEYS.  
 • DO NOT SCALE OFF THE DRAWING. ALL DIMENSIONS AND SETTING OUT MUST BE CHECKED AND VERIFIED ON SITE. IF IN DOUBT PLEASE CONTACT THE ORIGINATOR FOR CLARIFICATION. YOUR RESPONSIBILITIES AS SET OUT IN THE DRAWINGS, SCHEDULES, SPECIFICATIONS AND RELEVANT REGULATORY NOTICES IN ADDITION TO ANY PERFORMANCE SPECIFICATIONS AS PROVIDED BY PROJECT MANAGER AND STRUCTURAL ENGINEER'S DETAILS.



D	TENDER ISSUE	06/04/2021	JW
C	NOTICES ADDED TO 38, 41 & 43	02/02/2021	JW
B	GENERAL AMENDMENTS	16.12.2020	JW
A	GENERAL AMENDMENTS	11.11.2020	JW

Rev	Revision note	Date	Drawn By

	PROPOSED ALTERATIONS AT 38-44 SINCLE STREET FOR UNCOLNSHIRE CO-OPERATIVE		Date	Scale
	Drawn by: JW	Checked	OCT 2020	1:100 @ A3
PROPOSED FIRST FLOOR PLAN	Dwg No J2025-00112	Rev D		