



**Ground Floor Unit, Manby House, Newark Road, Lincoln
LN5 8NL**

#6131/2023G

Manby House

Newark Road, Lincoln, LN5 8NL



Agreement

To Let



Detail

Ground Floor Unit in prominent location to the south of Lincoln City Centre, benefiting from hot food takeaway consent.



Rent

Rental Offers in the region of £20,000 p.a.x



Size

136 sq m
(1,464 sq ft)



Location

Lincoln, LN5 8NL



Property ID

#6131/2023G

For Viewing & All Other Enquiries Please Contact:



JAMES BUTCHER
BSc (Hons) MRICS
Director

james.butcher1@bankslong.com
07808 284578
01522 544515

Property

The property comprises a ground floor unit, which has been used as a Pizza Hut takeaway for many years and remains fitted out for this purpose.

The various fixtures and fittings in-situ within the unit are available by way of separate negotiation with the Landlords.

The property abuts the public highway to the front, with a small forecourt between the shopfront and the pavement, which is suitable for the parking of two small vehicles.

The property has a full width glazed shopfront and rear access for servicing via Manby Street immediately to the south.

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
Ground Floor - Retail/Ancillary Areas	136	1,464

Energy Performance Certificate

Rating: C52

Services

We understand that all mains services 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 in terms of capacity.

Town & Country Planning

We understand that the property has consent for hot food takeaway use, which is a Sui Generis use under the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). The unit would also be suitable for a variety of other retail uses.

The property is not Listed nor is it situated within a Conservation Area.

Interested parties are advised to make their own investigations with the Local Planning Authority in terms of the use of the property.

Rates

Charging Authority: City of Lincoln Council
Description: Shop and Premises
Rateable Value: £14,250
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 a new lease drawn on the equivalent of Full Repairing and Insuring Terms for a minimum of 5 years or multiples thereof.

Rent

Rental offers in the region of £20,000 per annum exclusive

Fixtures and Fittings

The fixtures and fittings within the unit may be available by way of separate negotiation with the Landlord.

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.

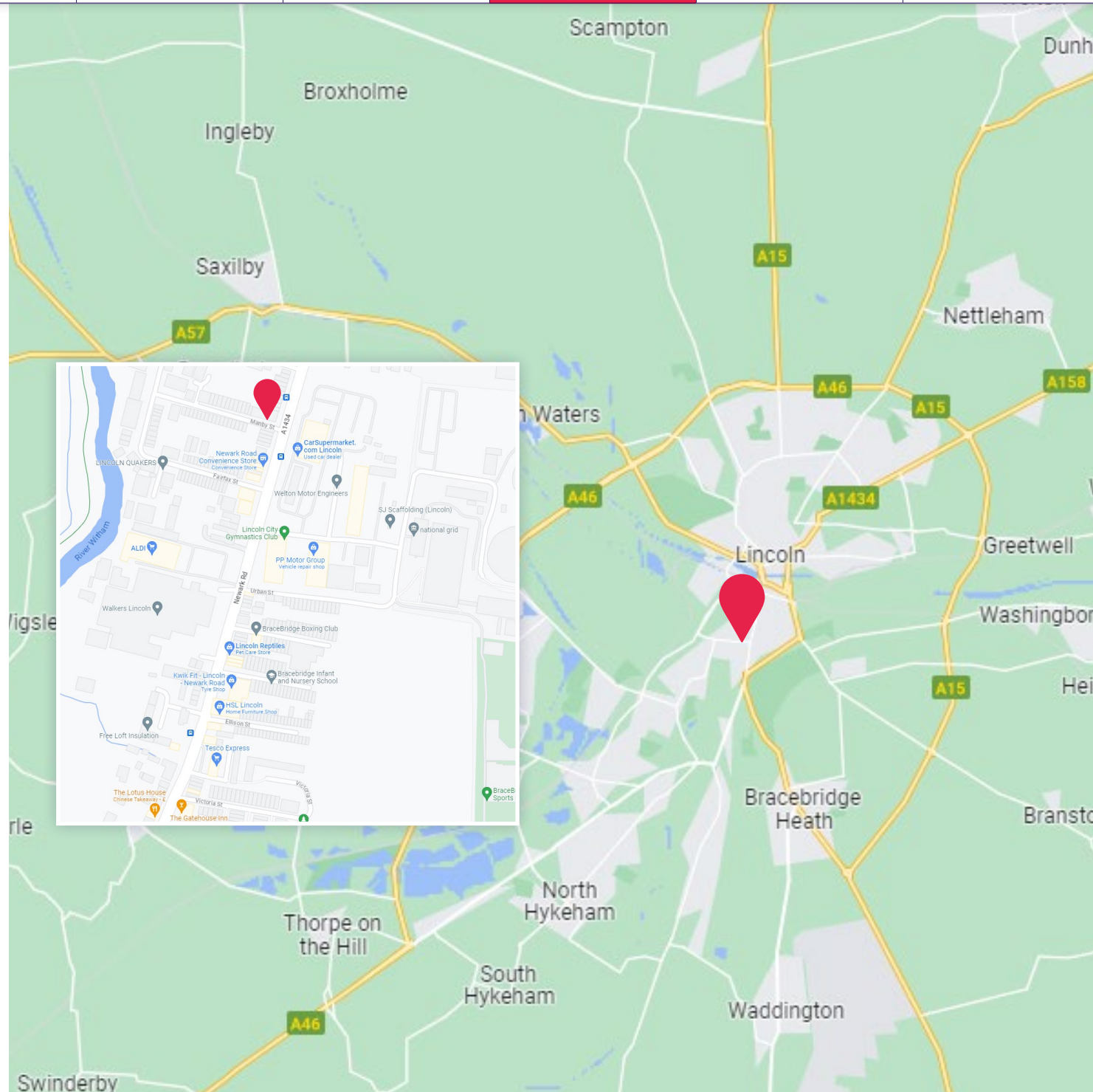
Location

The property is situated in a prominent location on Newark Road, one of the busiest roads southwards out of the City centre, which lies about 2 miles to the north.

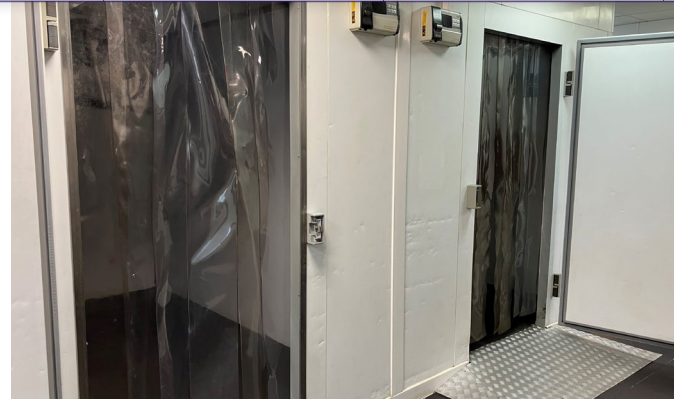
The surrounding area is mixed use in character, comprising a mix of commercial occupiers and high density residential dwellings. Nearby commercial occupiers include Aldi, Tesco Express and carsupermarket.com.

Lincoln is the administrative and major shopping centre within the county of Lincolnshire, with an urban population of around 130,000 and a total catchment of circa 545,000, generating a total comparison goods expenditure of circa £985 million.

Lincoln is also a growing University City. The number of students and academic staff based at the main University of Lincoln Campus in the City is estimated to be circa 15,000, contributing an estimated £250 million to the local economy.







Manby House Lincoln LN5 8NL



created on **edozo**

Plotted Scale - 1:1,250