



**Retail Unit- 161-162 High Street, Lincoln
LN5 7AF**

#10741/2023G

161-162 High Street

Lincoln, LN5 7AF



Agreement

To Let



Detail

Retail unit laid out over ground, first and second floors situated in a prominent retailing location on Lincoln's pedestrian precinct.



Rent

£35,000 pax



Size

208.50 sq m (2,245 sq ft)



Location

Lincoln, LN5 7AF



Property ID

#10741/2023G

For Viewing & All Other Enquiries Please Contact:



JAMES BUTCHER
BSc (Hons) MRICS
Director

james.butcher@bankslong.com
07808 284578
01522 544515



JASPER NILSSON
BA (Hons)
Surveyor

jasper.nilsson@eddisons.com
07929 105 395
01522 544515

Property

The subject property comprises a prominent mid terraced retail unit with a glazed shop front abutting the pedestrianised precinct on Lincoln High Street, laid out over ground, first and second floors.

The previous occupants retailed from both the ground and part of the first floor and an incoming tenant has this option. Interanlly the unit has been fitted out to a good standard with a laminate floor, slat boarded walls and a suspended acoustic ceiling.

Accommodation

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

Area	m ²	ft ²
Ground Floor- Sales	121.95	1,313
First Floor	58.60	631
Second Floor	27.95	301
Total NIA	208.50	2,245

Energy Performance Certificate

Rating: D87

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(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). The property is not Listed but falls within a Conservation area.

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: £27,250
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 for a minimum term of 5 years or multiples thereof, subject to 5 yearly upward rent reviews. The lease will be drawn on Full Repairing and Insuring Terms.

Rent

£35,000 per annum exclusive of Business Rates and utilities.

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.

Viewing

Viewings are strictly by appointment through the Agents.

Location

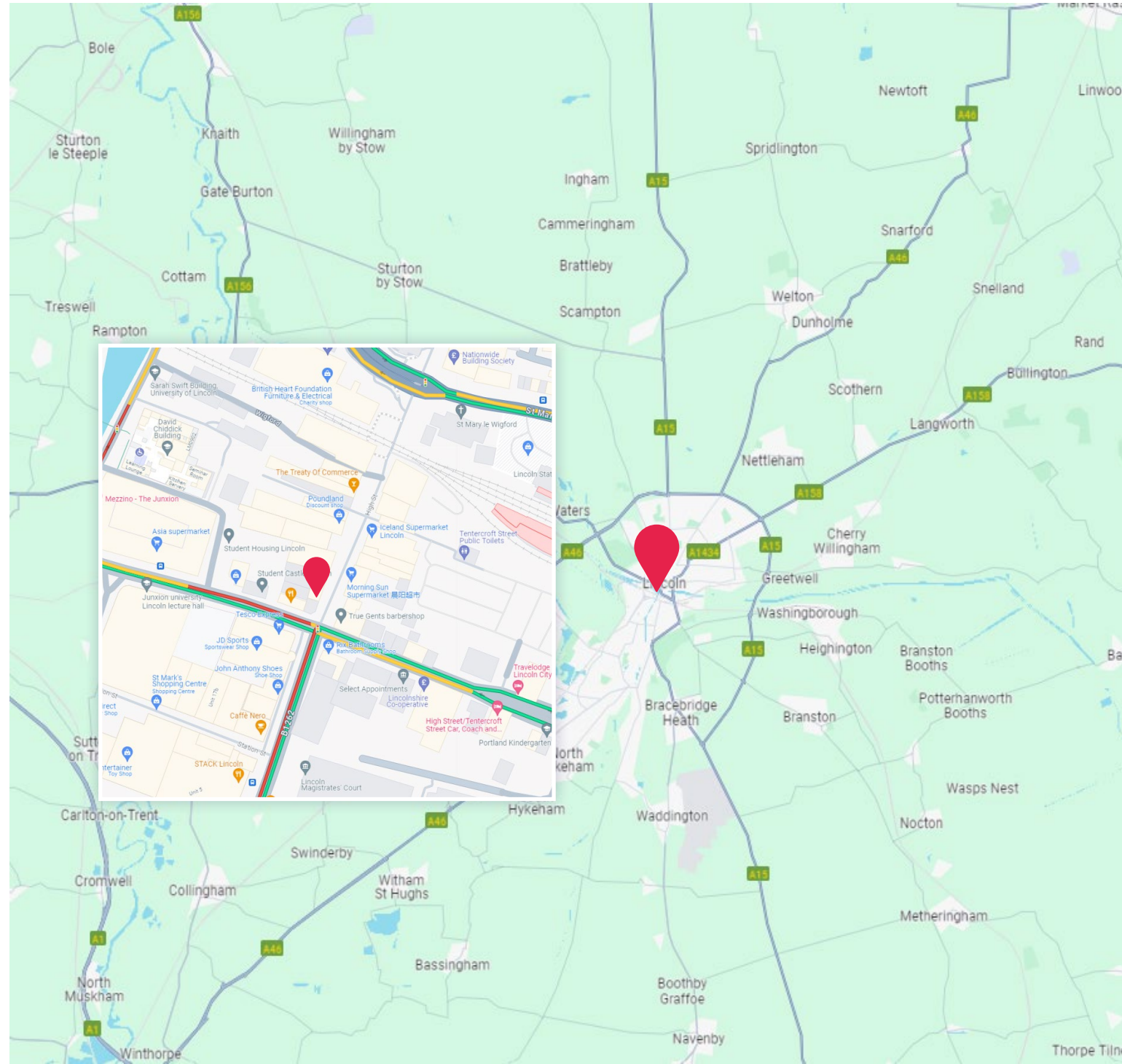
The property is situated in a strong retailing location on Lincoln's pedestrianised precinct. Nearby retailers include Tesco, JD Sports, Poundland and Subway. The prime retailing pitch begins around 100 metres to the north. The City train and bus stations are situated a short walk to the north east.

Lincoln is the shopping and administrative centre for the county of Lincolnshire. The City is ranked fourth in the East Midlands Experian City Centre Rankings behind Nottingham, Derby and Leicester and attracts over three million tourists per year predominately visiting the cathedral, which is recognised as one of the finest examples of Gothic architecture in Europe.

The City has a population of circa 543,367 and an established total catchment spend of £984.40 million. It is also a growing University City, with close to 15,000 students and academic staff based at the city's main campus, contributing an estimated £250 million to the local economy.

Lincoln is situated 30 miles north east of Nottingham, 45 miles north of Peterborough and 35 miles east of Sheffield.

The City enjoys good road links via the A46, leading to the A1 at Newark, and the A15 provides access to Scunthorpe to the north and Peterborough to the south.





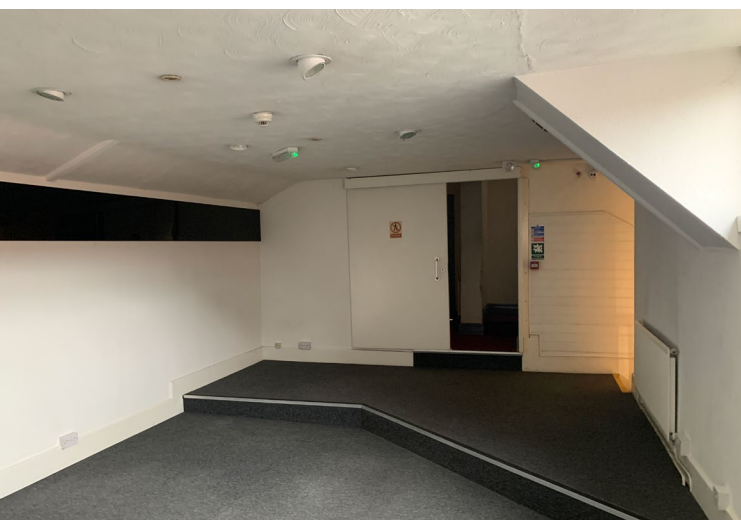
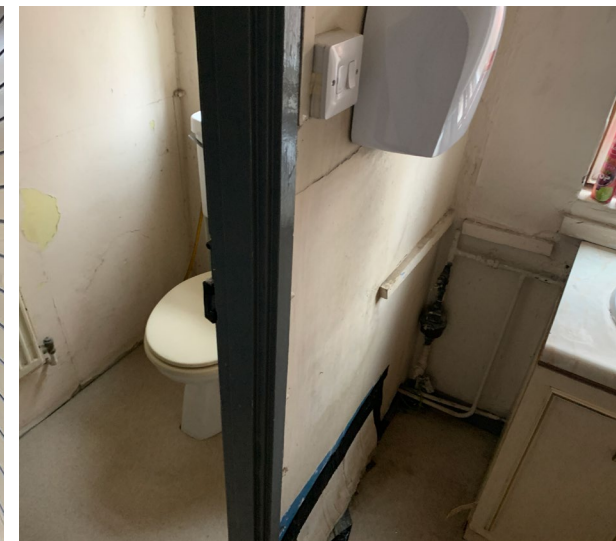
St. MARKS
SHOPPING • LINCOLN

TESCO express

COFFEE
NERO

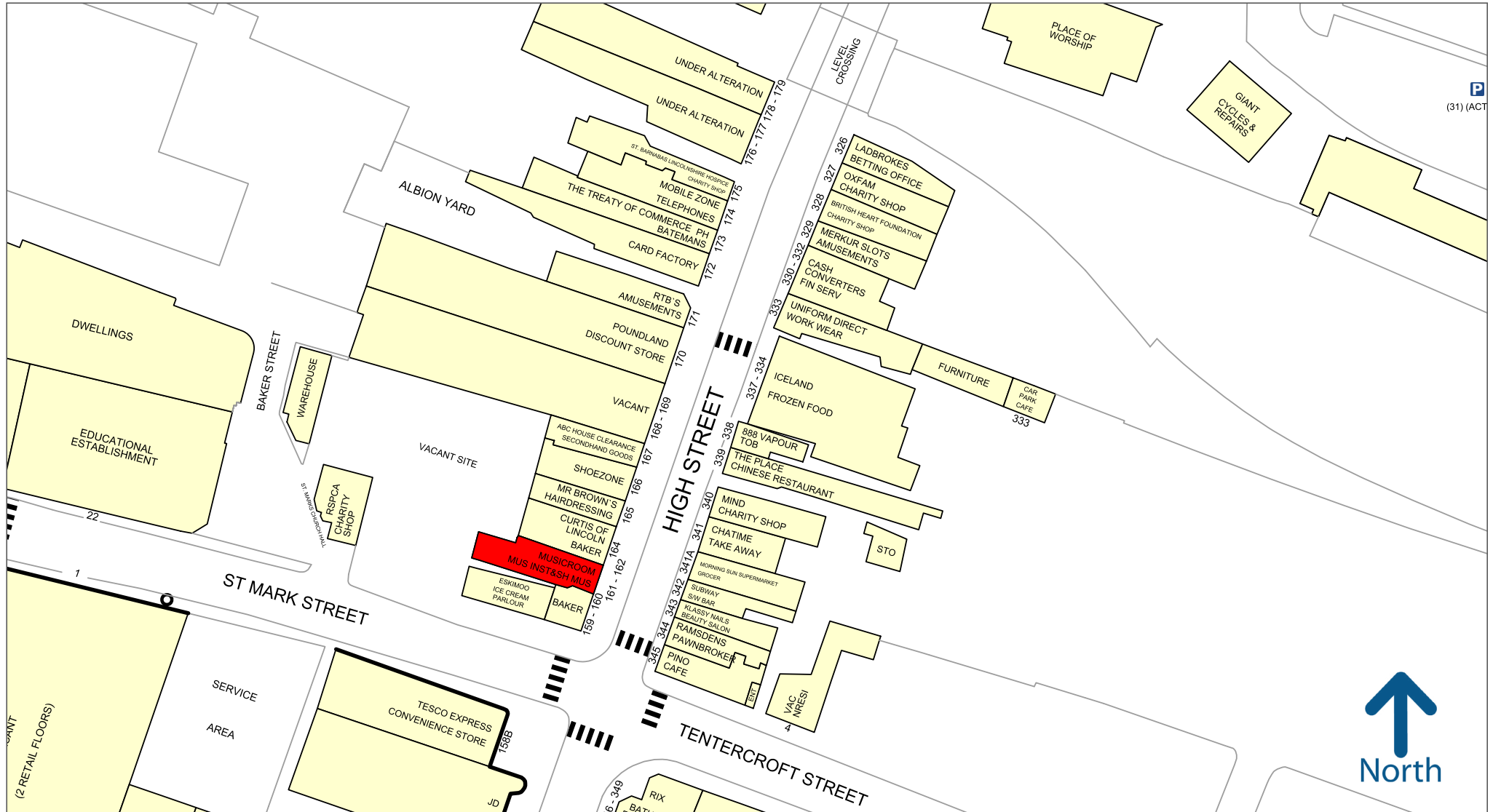
Poundland 

Iceland





Lincoln



50 metres



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