



**Prominent Site to let - 259 Lincoln Road,
North Hykeham, LN6 8NH**

#10770/2023H

259 Lincoln Road

North Hykeham, LN6 8NH



Agreement

To Let



Detail

Prominent Commercial Land



Rent

£10,000 pax



Size

Circa 0.13 acres
(0.050 hectares)



Location

North Hykeham, LN6 8NH



Property ID

#10770/2023H

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a prominent cleared parcel of land located adjacent to the busy Hykeham Green Coop neighbourhood centre. This land in our opinion would be suitable for a variety of uses including (but not exclusive to) storage space, outdoor garden and homeware sales or some form of motor sales, subject to the receipt of the necessary Planning Permission.

The Site

Having scaled the site off the OS Plan, we calculate that it provides the following approximate site area.

Hectares	Acres
0.050	0.13

EPC

Not applicable

Services

We understand that mains water, electricity and drainage are available in the vicinity of the site. The capacity of 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 previous building on the site land 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).

Interested parties are advised to make their own investigations with the Local Planning Authority, based on their intended use of the site.

Rates

Charging Authority:	North Kesteven Council
Description:	To be reassessed
Rateable value:	To be reassessed
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 'flexible lease' contracted out of the security of tenure and compensation provisions of the 1954 Landlord and Tenant Act for a term of years to be agreed.

Rent

£10,000 per annum exclusive payable quarterly in advance.

VAT

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

Legal Costs

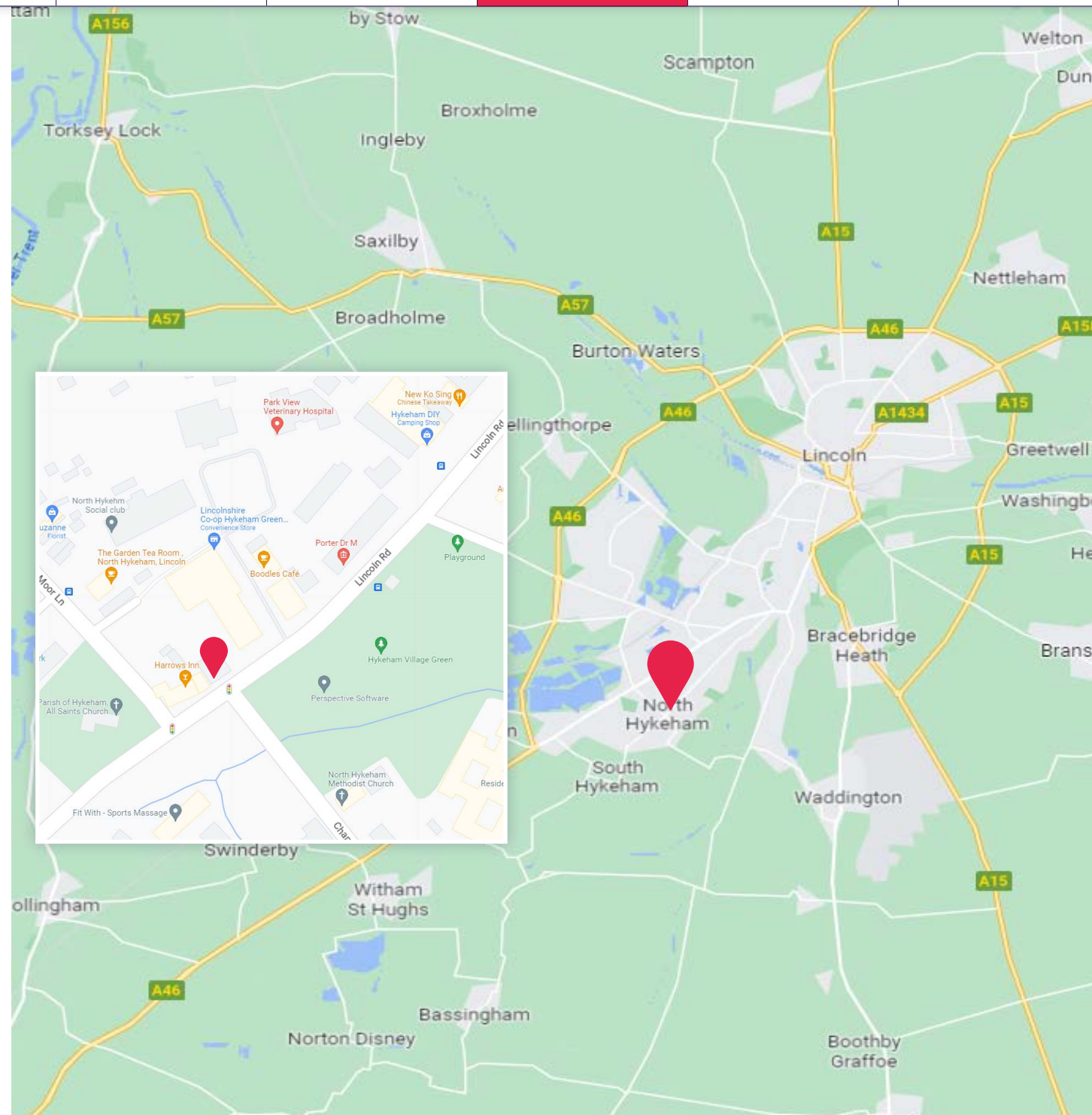
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The property is situated adjacent to The Hykeham Green Shopping Centre, which is located on Lincoln Road within the busy North Hykeham area. North Hykeham is a large town lying approximately 5 miles to the south of Lincoln city centre.

It offers a good range of shopping and educational facilities and is a popular residential area. The A46 Lincoln Bypass is located a short distance to the south.

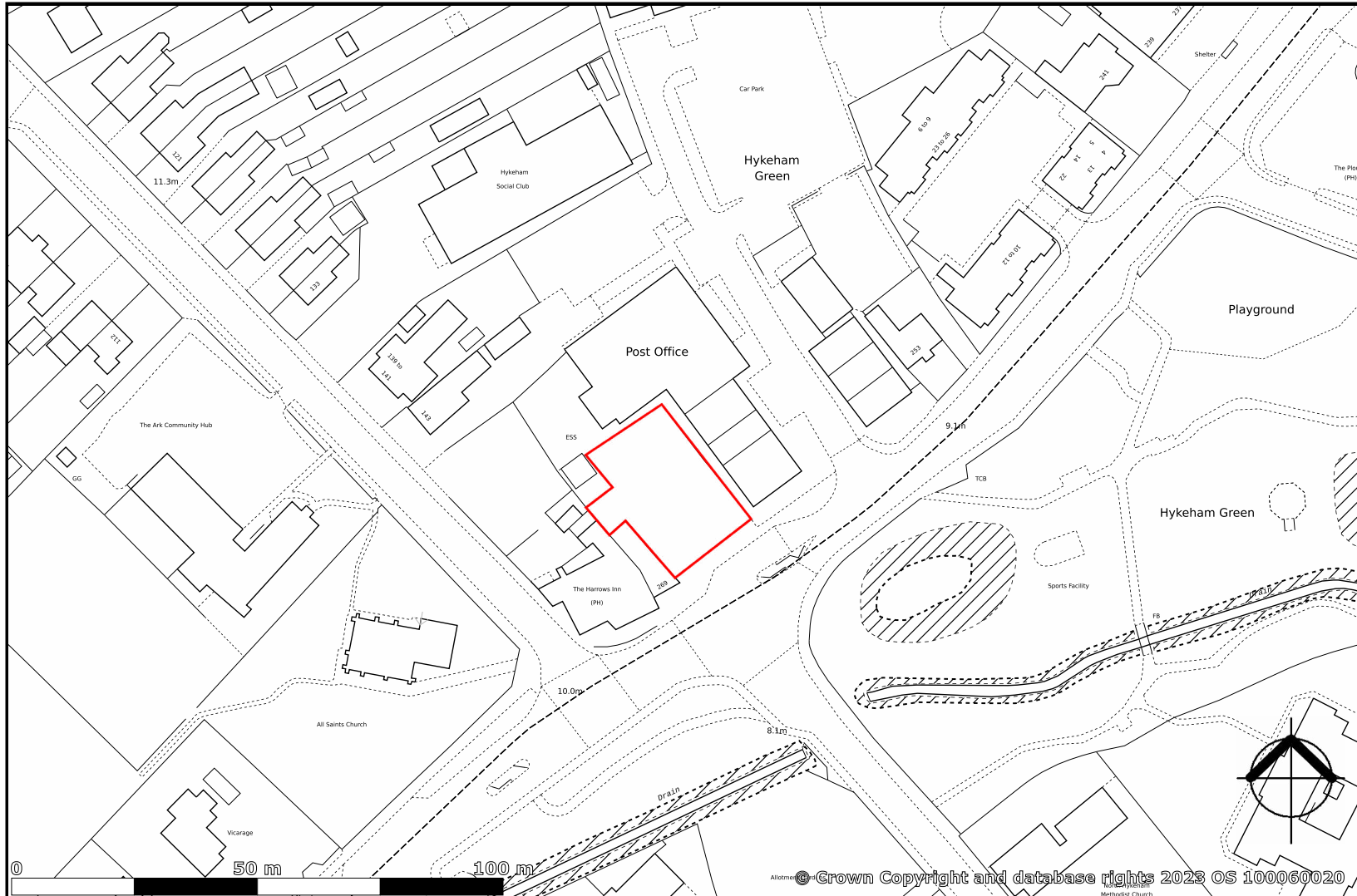
Hykeham Green Shopping Centre comprises of 8 retail units including a Co-op food store and pharmacy, Betfred, a hair salon, opticians, Doctors Surgery and food takeaway, together with a large surfaced car park.







259 Lincoln Road, North Hykeham, Lincoln, LN6 8NH



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Plotted Scale - 1:1,250