



Unit 1 Main Road, Washingborough
LN4 1AU
#10775/20231

Unit 1 Main Road

Washingborough, LN4 1AU



Agreement

To Let



Detail

Takeaway Retail Premises



Rent

£14,000 pax



Size

138.24 sq m (1,488 sq ft)



Location

Washingborough, LN4 1AU



Property ID

#10775/2023I

For Viewing & All Other Enquiries Please Contact:



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Property

This property comprises a ground floor/takeaway unit, laid out to provide a reception/counter area to the front, with kitchen, storage and staff facilities to the rear.

To the rear of the unit there is a shared yard accessed via a sliding door, leading from the back of the unit. This yard can also be used for car parking/ outside storage.

The unit is also undergoing a light refurbishment by the Landlords to a specification that will receive a new EPC rating of C.

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
Reception Area	28.11	302.57
Kitchen (Inc Storage)	53.43	575.13
Preparation Room (Inc Storage)	56.7	610.32
Total NIA	138.24	1,488

Energy Performance Certificate

Rating: E115

Services

We understand that mains water, electricity, gas 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 the property has a Sui Generis use allowing it to be used as a hot food takeaway. In our opinion the property would also be suitable for a variety of other uses falling within Class E.

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

Rates

Charging Authority: North Kesteven District Council
Description: Shop and Premises
Rateable value: £12,500
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 Full Repairing and Insuring lease, for a term to be agreed.

Rent

£14,000 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

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

Legal Costs

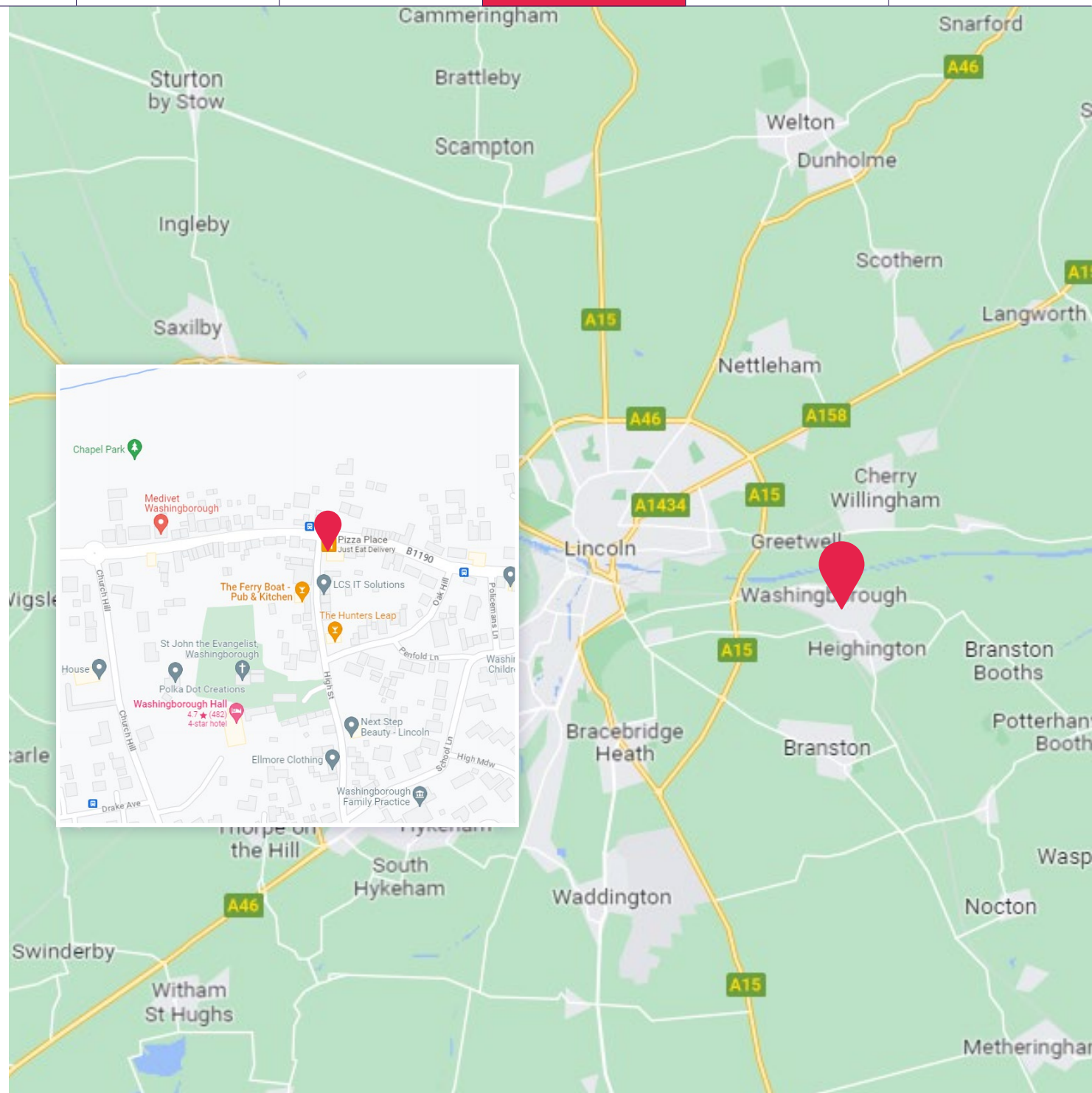
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The property is located on Main Road, Washingborough which is the main road through the northern side of the village. It neighbours a Pizza/Kebab takeaway and there is one of 2 village pubs located opposite.

Washingborough is a large and well regarded village situated approximately 3 miles east of Lincoln, with a population of circa 6,385. There are several other local amenities including a primary school, a Lincolnshire Co-operative Foodstore, pharmacy and post office together with a Doctors Surgery and various takeaway units.

The property is in an easy accessible location for Lincoln City centre, the new city bypass and the A15 trunk road.







Sarga Indian Restaurant, 38 Main Road, Washingborough, Lincoln, LN4 1AU

