



**Unit B3 Bishops Trade Park, Bishops Road  
Lincoln, LN2 4ZS**

#6029/2023K

# Unit B3 Bishops Trade Park

Bishops Road, Lincoln, LN2 4ZS



Agreement

To Let



Detail

Trade Counter



Rent

On Application



Size

279 sq m (3,000 sq ft)



Location

Lincoln, LN2 4ZS



Property ID

#6029/2023K

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



**WILLIAM WALL**  
BSc (Hons) MRICS  
Director

[will.wall@eddisons.com](mailto:will.wall@eddisons.com)  
07717 546269  
01522 544515



**CAMERON MCRAE**  
BSc (Hons)  
Surveyor

[cameron.mcrae@eddisons.com](mailto:cameron.mcrae@eddisons.com)  
07929 105 394  
01522 544515

## Property

The property comprises a mid-terrace trade counter unit of steel portal frame construction, with corrugated sheet clad elevations and similarly clad roof. It has a glazed showroom frontage and vehicular access door with a solid concrete floors, 6m height to haunch and WC installed.

Externally, there is ample allocated parking, communal parking, loading and circulation.

## 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 <sup>2</sup>	ft <sup>2</sup>
Total GIA	279	3,000

## Energy Performance Certificate

Rating: B47

## Services

Mains supplies of water, electricity and drainage are available and connected to the development. Interested parties are advised to make their own investigations to the utility service providers.

There is potential for Electric Vehicle charging points to be installed if required by occupiers.

## Town & Country Planning

We understand that the property has consent for uses falling under Classes E(g) (Light Industrial), B2 (General Industrial) or B8 (Storage and Distribution) (with ancillary trade counter) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

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

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Warehouse and Premises  
**Rateable value:** £26,250  
**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 property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

### On Application

## Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts. Details available on request.

## 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 unit forms part of the flagship Bishops Trade Park, just off Outer Circle Road in north Lincoln.

The scheme houses a range of National trade counter operators including MKM, Screwfix, Toolstation, Easy Bathrooms and Connect Flooring.

The location affords quick access to Lincoln city centre and the wider regional road network via the A46 bypass.









