



**Units 1 & 2 Hykeham Green, Lincoln  
LN6 8NH**

#170-U1&2/2024B

# Units 1 & 2 Hykeham Green

Lincoln, LN6 8HN



Agreement

To Let



Detail

Retail Unit within a popular and busy neighbourhood centre.



Rent

£22,000 pax



Size

88.44 sq ms (951 sq ft)



Location

Lincoln LN6 8NH



Property ID

#170-U1&2/2024B

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



**JASPER NILSSON**  
BA (Hons)  
Surveyor

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## Property

The property comprises an end of terrace retail unit with a glazed frontage located at the Lincoln Road entrance into the Hykeham Green shopping centre. Internally the unit has been fitted out to a decent standard, with painted plastered walls and ceilings and a carpeted floor.

To the rear of the unit there is disabled WC and a small staff storage/ kitchen area.

## 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 NIA	88.44	951

## Energy Performance Certificate

Rating: C62

## 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 use as a betting office, a Sui Generis use within the Town and Country Planning (Use Classes) Order 1987 (as amended) in 2020

However, a change of use to any use falling within Use Classes formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), D2 (Assembly & Leisure), represent a permitted change without the need to secure planning permission.

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:** £20,000  
**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 term to be agreed, drafted on the equivalent of Full Repairing and Insuring terms.

## Rent

£22,000 per annum exclusive

## Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of the exterior of the property and all common parts within the wider development.

## VAT

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

## Legal Costs

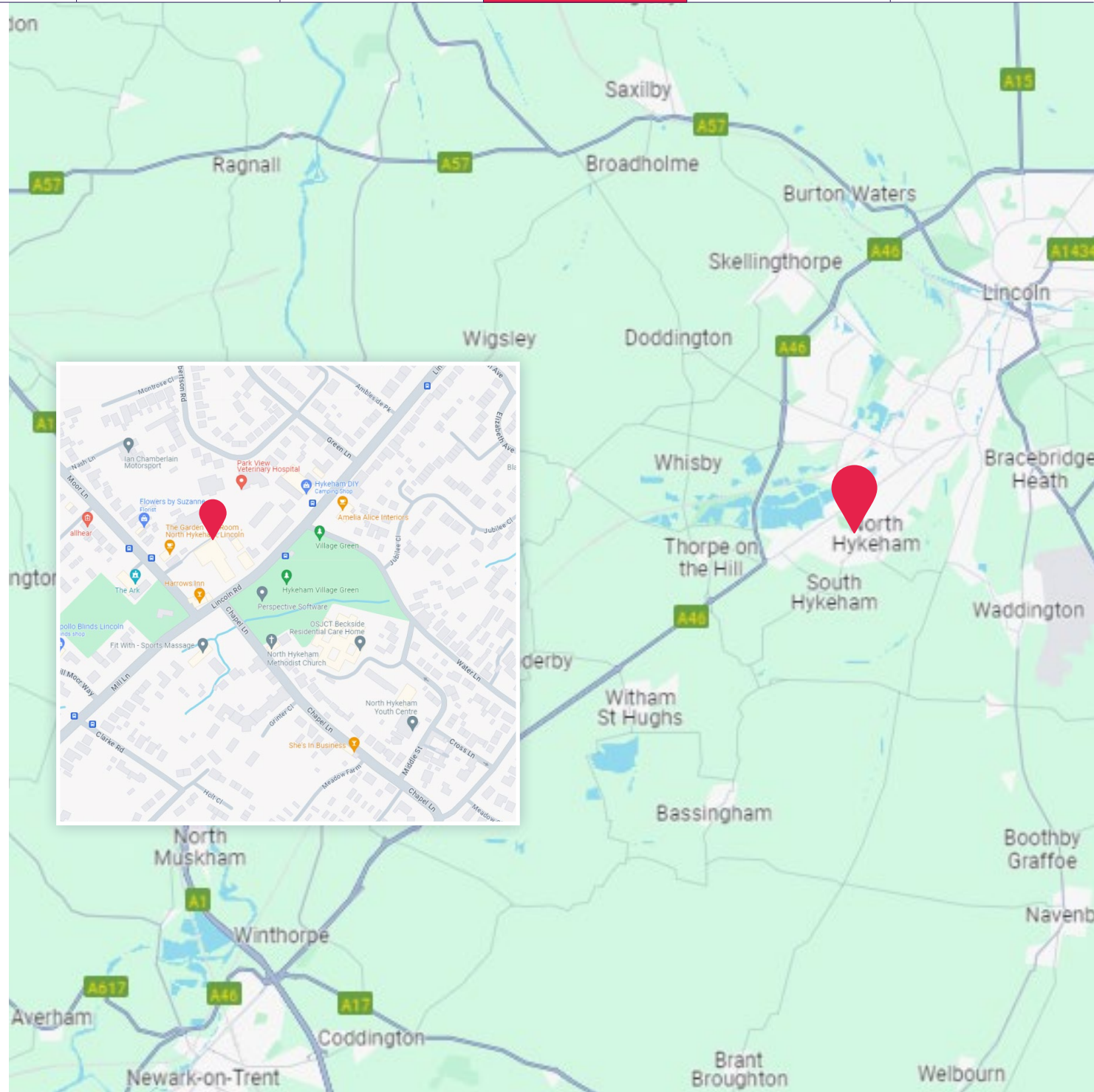
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Location

The property is situated at the main vehicular and pedestrian access into The Hykeham Green Shopping Centre which is located on Lincoln Road, within the North Hykeham area of the wider Lincoln City area. North Hykeham is a large town lying approximately 5 miles to the south west of Lincoln city centre.

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

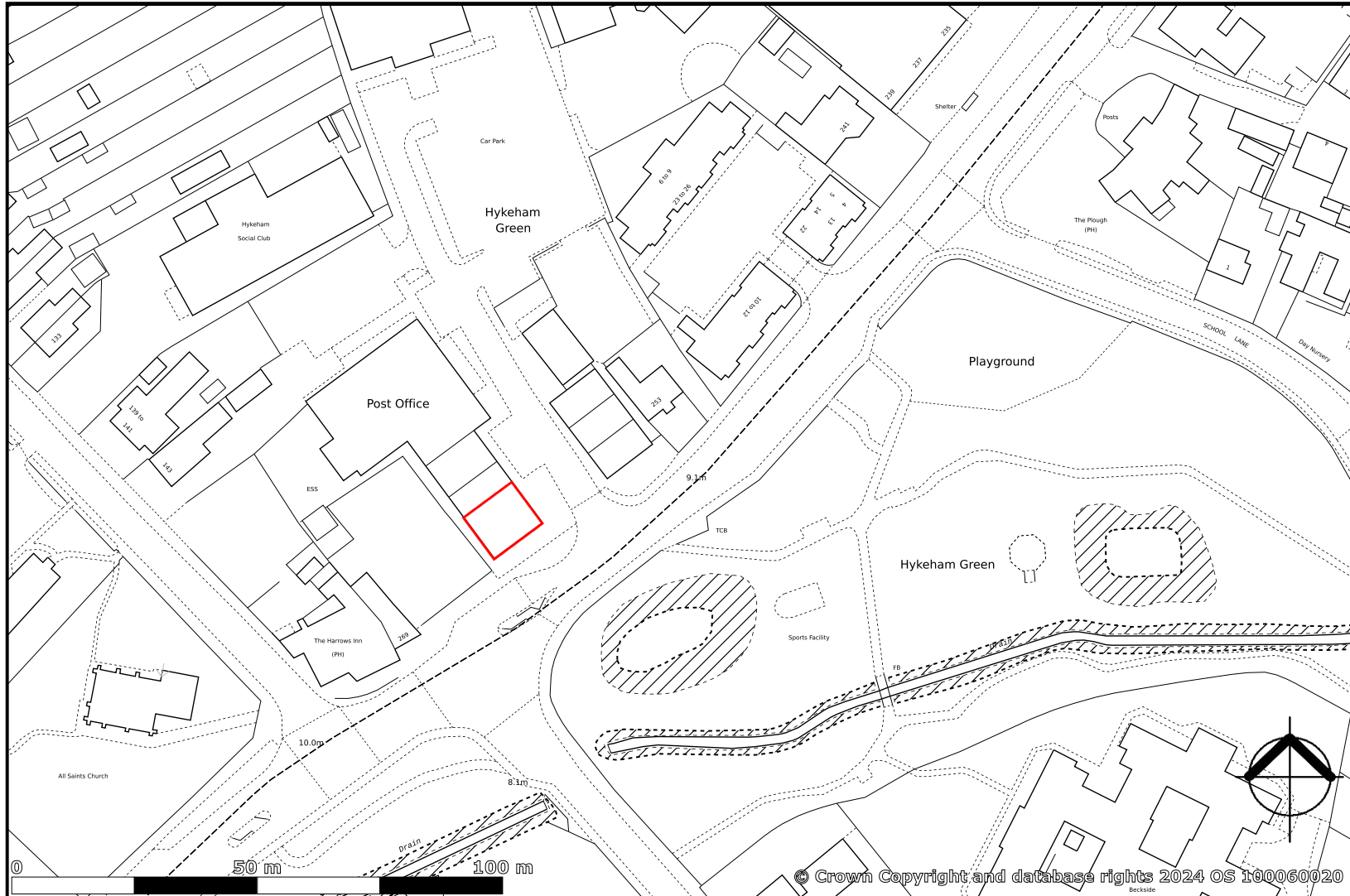
The Hykeham Green Shopping Centre is a very popular and busy neighbourhood centre comprising 8 retail units anchored by a Co-op Foodstore, Post Office and pharmacy, a hair salon, opticians and various takeaways, as well as a large purpose built Doctors Surgery/Medical Centre.







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



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Plotted Scale - 1:1,250