



**261 High Street, Lincoln
LN2 1HW**

#3833-A/2024D

Eddisons

Incorporating
Banks Long & Co

261 High Street

Lincoln, LN2 1HW



Agreement

To Let



Detail

Retail Unit located in central position within City Centre



Rent

£25,000 pax



Size

171.02 sq m (1,841 sq ft)
NIA



Location

Lincoln, LN2 1HW



Property ID

#3833-A/2024B

For Viewing & All Other Enquiries Please Contact:



JAMES BUTCHER
BSc (Hons) MRICS
Director

james.butcher@eddisons.com
07808 284578
01522 544515



JASPER NILSSON
BA (Hons)
Surveyor

jasper.nilsson@eddisons.com
07929 105395
01522 544515

Property

The property comprises a mid terrace retail property, laid out over 3 floors, situated at the northern end of Lincoln High Street, with a double fronted glazed shop front to the High Street and staff and storage facilities on the upper floors.

Internally the retail area within the unit has been fitted out to a reasonable standard, with a solid laminate floor, painted plastered walls and a suspended acoustic ceiling. There is a toilet, staff and storage facilities on the upper floors. Servicing into the property is via the front door.

There is a fire escape out to the rear from the upper floors.

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 ²	ft ²
Ground Floor	68.29	735
First Floor	48.83	526
Second Floor	53.90	580
Total NIA	171.02	1,841

Energy Performance Certificate

Rating: D82

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 (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

The property is not listed but is situated 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: £21,750
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, by way of a service charge, for a term of 5 years or multiple thereof, subject to 5 yearly rent reviews.

Rent

£25,000 per annum exclusive payable quarterly in advance.

VAT

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

Legal Costs

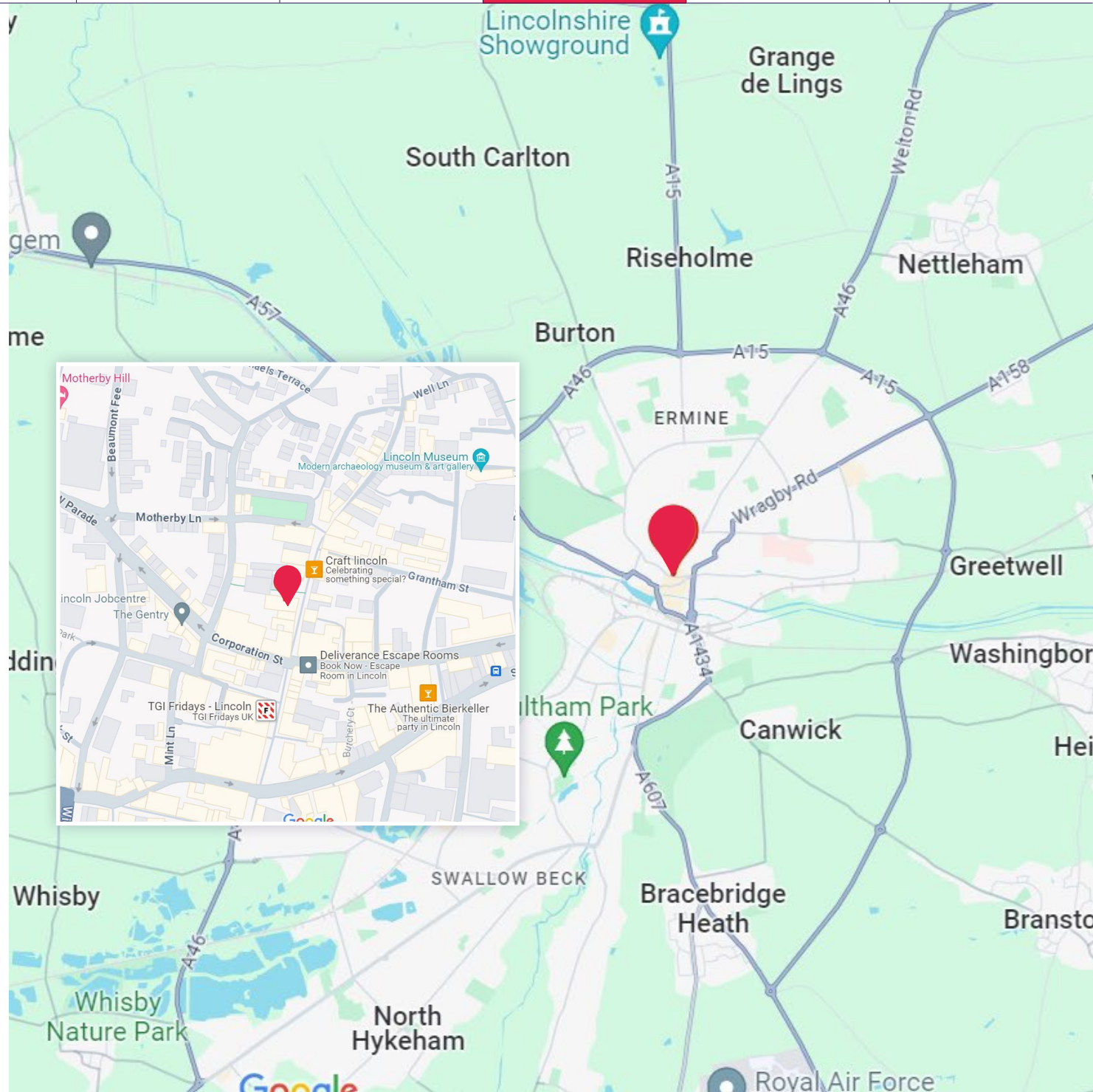
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The property enjoys a prominent location within Lincoln's pedestrianised precinct, towards the northern end of the High Street. Nearby retailers comprise a good mix of national, regional and local brands including Pizza Express, TGIs, Gere Menswear, Blacks, Caffe Nero, Carousel Bar Restaurant, Wildwood, Eqvvs, Coneyes Menswear and Daniella Draper Jewellery.

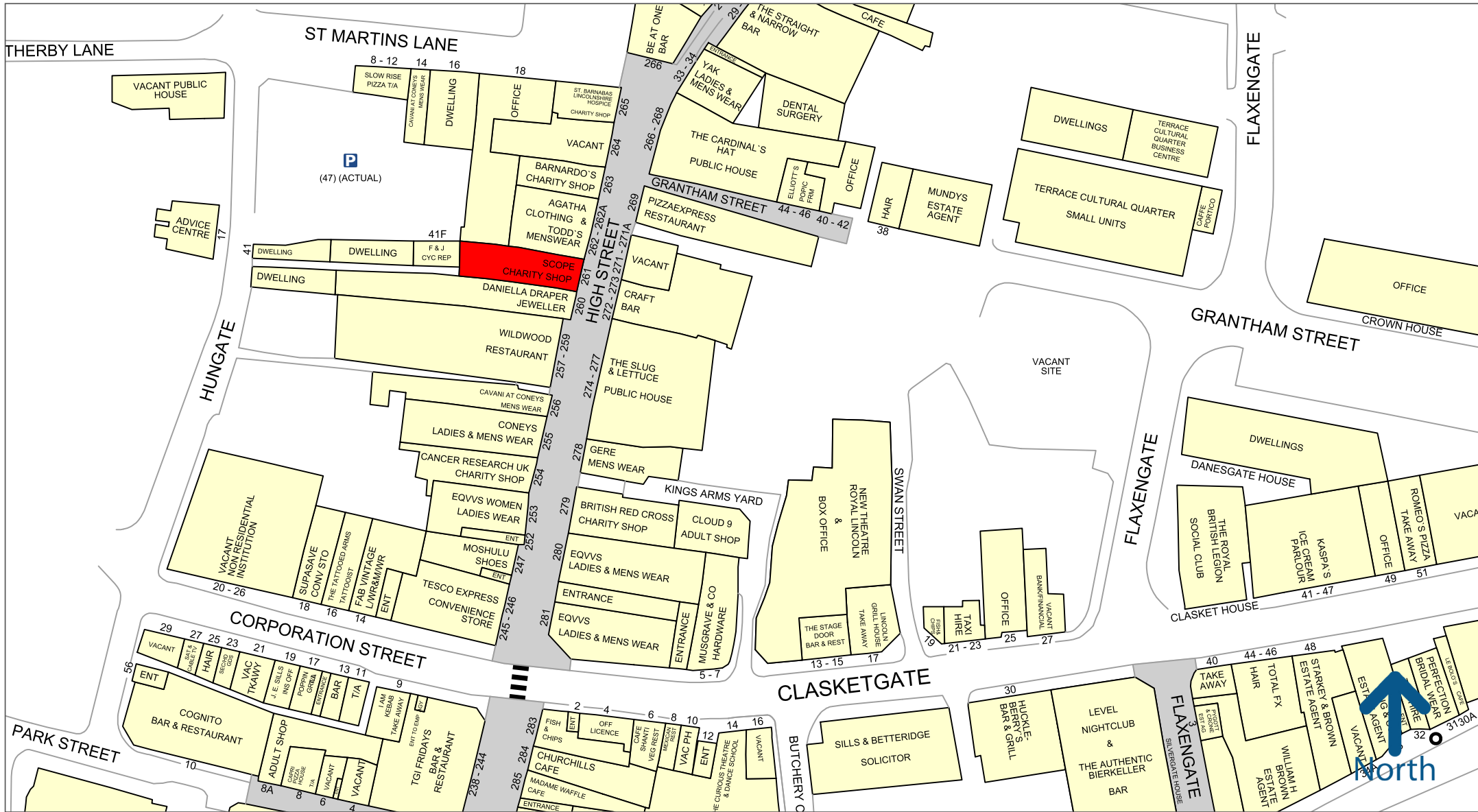
Lincoln is one of England's finest Cathedral cities and the administrative and major shopping centre for the County of Lincolnshire. It has an estimated population of circa 543,400 and an established total catchment spend of £984.40m.

It is also a growing University city with close to 15,000 students and academic staff based at the main campus in Lincoln, contributing an estimated £250m to the local economy.









Experian Goad Plan Created: 29/04/2024

Created By: Barker Storey Matthews

For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com



50 metres