



GROUND FLOOR RETAIL UNIT/ SURGERY

UNIT 1, STATION ROAD, BRANSTON, LINCOLN LN4 1LH

- Located in established parade of Retail Units.
- Customer car parking available to frontage and two staff car parking spaces to the rear.
- NIA approx 614 ft2 (57.1 m2)
- Available by assignment of the current lease which expires on 3rd January 2031.
- The tenant may sub-let at terms to be negotiated.

£12,500 P.A.X. LEASEHOLD |614 ft2 (57.1m2)

William Gaunt

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LOCATION

Branston is a popular village located approximately 4 miles from Lincoln City Centre and has excellent access to the A15 and B1188.

The village has a wide selection of shops and the Unit is located on Station Road in a popular parade of shops where occupiers include Lincolnshire Co-op.

DESCRIPTION

Unit 1 is an end-terraced ground floor retail/veterinary practice which has been divided by stud wall partitioning to create a Reception Area, Consultation Room, Kitchen, and WC. To the front there is communal car parking for customers and the tenant has the right to park two motor vehicles in the car park to the rear.

ACCOMMODATION

The property has been measured on a Net Internal Area basis:

Description	m2 Sq.ft
Retail Area, Consultation Room & Kitchen 57.1 614	
WC	
Total NIA	57.1 614

SERVICES

We understand that the property is connected to mains electricity, water and drainage.

Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease in respect of this property.

TOWN AND COUNTRY PLANNING

The property has been used as a Veterinary Practice and as such has an established use which is now covered by Use Class E of The Use Classes Order 2020. We would recommend that prospective tenants discuss any planning related enquiries with the Planning Department at North Kesteven District Council prior to making an offer to take a lease in respect of this property. Tel: 01529 414155.

BUSINESS RATES

The property is assessed under the 2023 Rating List as a Surgery and Premises with a Rateable Value of £8,600.

Subject to the ingoing tenant meeting certain criteria, it is possible to claim up to 100% exemption from the payment of Non-Domestic Business Rates utilising the Government's Small Business Rate Relief Initiative. We would recommend that prospective tenants contact North Kesteven District Council regarding this matter Tel: 01529 414155.

LEASE & RENTAL TERMS

The property is made available by way of assignment of our clients effective full repairing and insuring lease. The lease is for a 10-year term and expires on 3rd January 2031. There is an upward only rent review on the 5th anniversary of the term.

The tenant may sub-let at terms to be negotiated.

EPC

The property has an EPC rating of D82 valid until 6th February 2026.

VAT

We understand that VAT will not be charged upon the rent.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any letting negotiated.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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