



137 High Street, Lincoln
LN5 7PJ

#1225343/2025B

Eddisons

137 HIGH STREET

LINCOLN, LN5 7PJ



Agreement

To Let



Detail

Retail unit



Rent

£15,000 pax



Size

70.05 sq m (754 sq ft)



Location

Lincoln, LN5 7PJ



Property ID

#1225343/2025B

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

jasper.nilsson@eddisons.com

07929 105395

01522 544515

Property

The property comprises a ground floor retail unit with a prominent glass frontage on to the High Street.

Ancillary accommodation to the rear includes a store cupboard, disabled toilet and a kitchen.

The Landlords will be undertaking general refurbishment works to the property including a refurbished shop front.

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
Total NIA	70.05	754

Energy Performance Certificate

Rating: D79

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. 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 2020).

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).

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: £11,500
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

£15,000 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

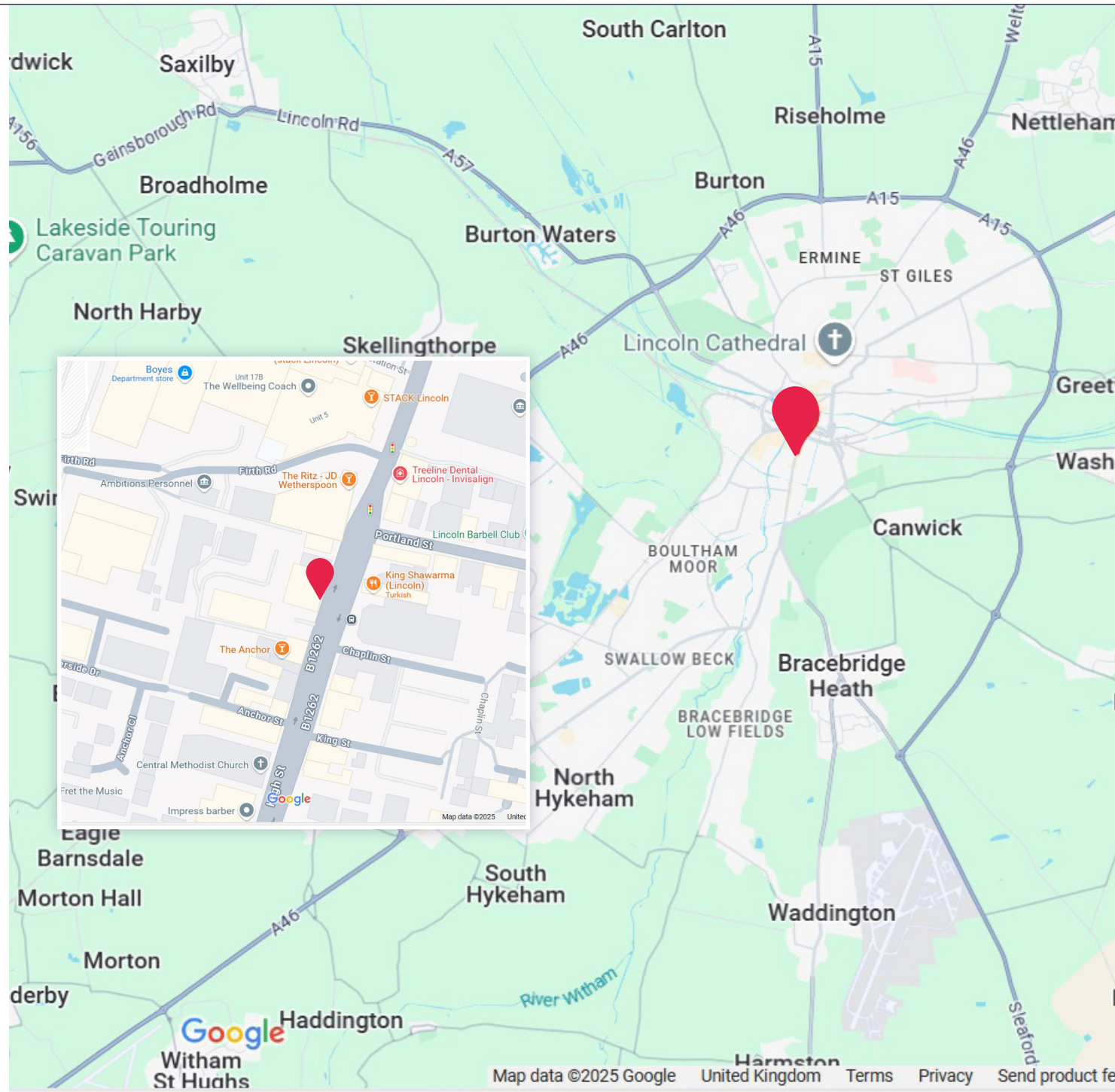
The property enjoys a prominent location on the High Street, just south of Tentercroft Street and close to St Marks Shopping Centre and The Ritz (Wetherspoons). National retailers at St Marks include JD Sports, Caffè Nero, Tesco Express, Sports Direct and Stack. This section of the High Street also enjoys a wide variety of local occupiers, including a number of restaurants and takeaways.

The property benefits from a large residential catchment, as well as the University of Lincoln's main campus, which is located less than a mile to the north.

Lincoln is the shopping and administrative centre for the County of Lincolnshire. It is ranked fourth in the East Midlands Experian City Centre rankings after Nottingham, Derby and Leicester. Lincoln is a popular tourist destination attracting over three million tourists per year, predominantly to visit the Cathedral, which is recognised as one of the finest examples of Gothic architecture in Europe.

Lincoln and the surrounding area has a population of circa 543,367 with an estimated total catchment spend of £984.50 million. It is also a growing University City with close to 15,000 students and academic staff based at the main university campus, lying to the east of the city centre, contributing an estimated £250 million a year to the local economy.

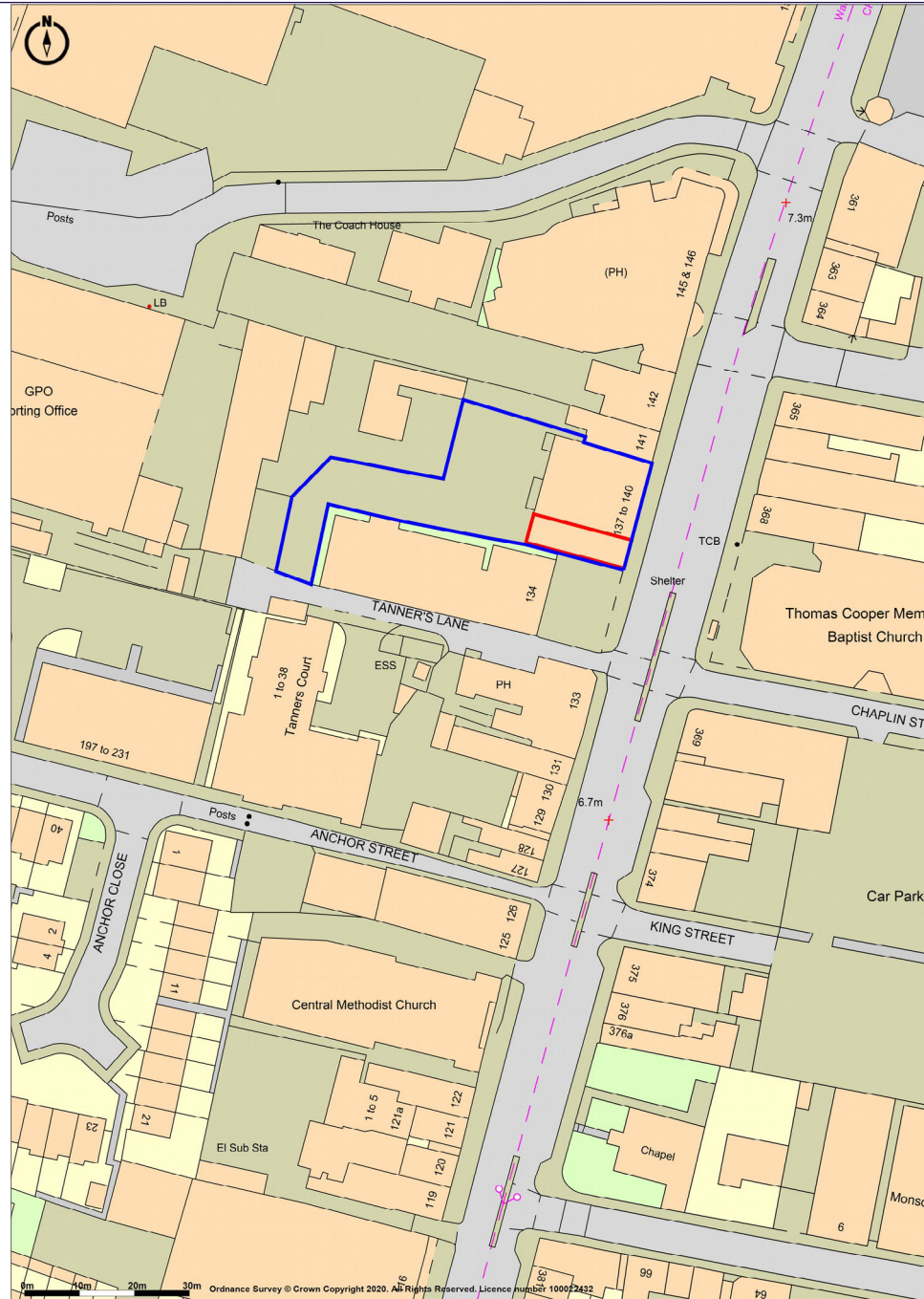
Lincoln is situated about 30 miles north east of Nottingham, 45 miles north of Peterborough and 35 miles east of Sheffield.

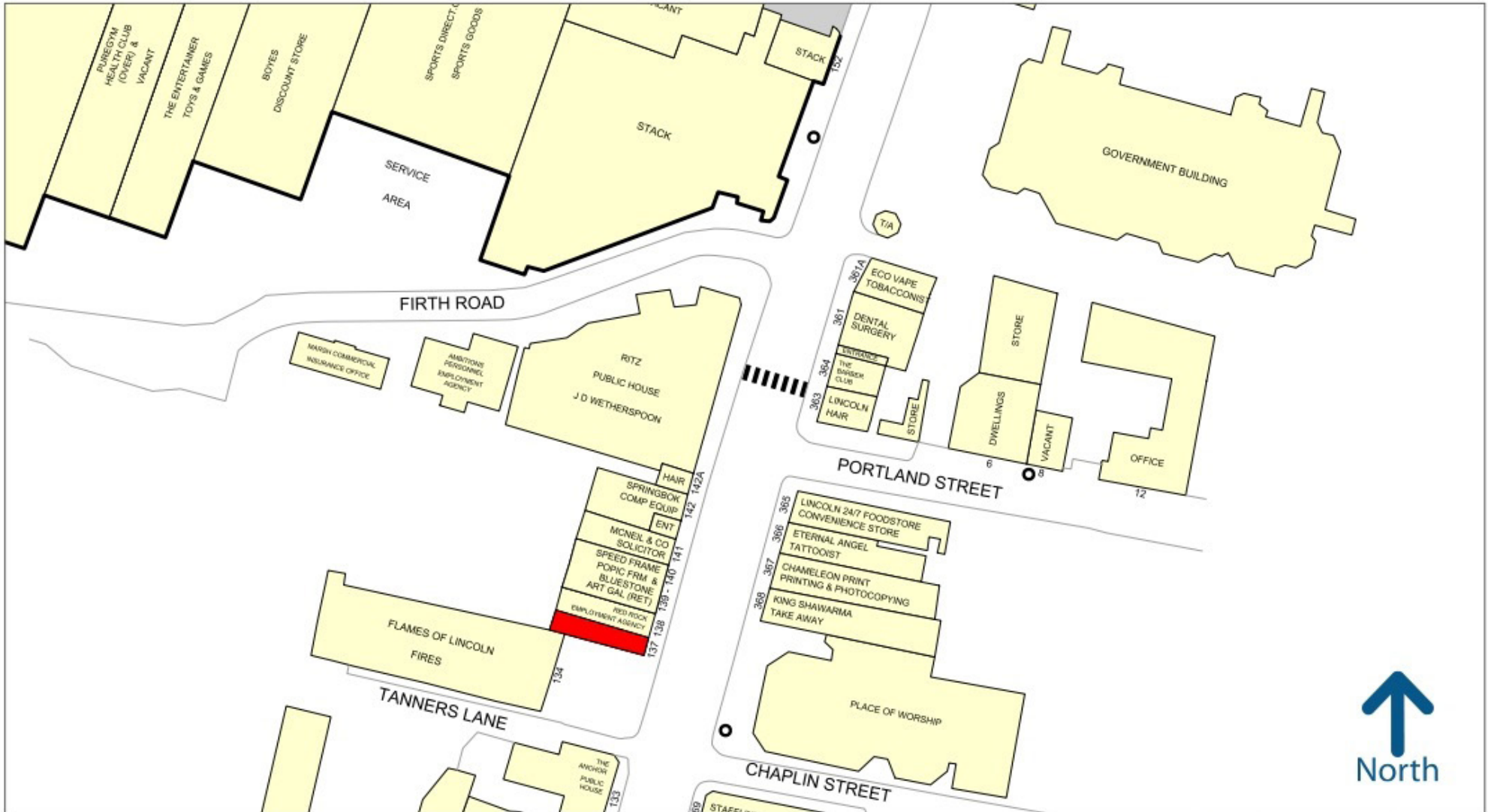




Google







50 metres

Experian Goad Plan Created: 05/02/2025

Created By: Barker Storey Matthews

For more information on our products and services:

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