



**151 High Street, Lincoln**  
**LN5 7AA**  
#10848/2024E

# 151 HIGH STREET

LINCOLN, LN5 7AA



Agreement

To Let



Detail

Ground Floor Lock Up Retail  
Unit



Rent/Price

£20,000 pax



Size

92.90 sq m (1,000 sq ft)



Location

Lincoln, LN5 7AA



Property ID

#10848/2024E

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



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## Property

The subject property comprises a lock up retail unit fronting on to the High Street, forming part of the frontage of the new STACK Lincoln Leisure Scheme onto the High Street, which has been created within the former Argos Showroom/old Lincoln St Mark's railway station.

The property is located immediately to the south of the main entrance into the Scheme off the High Street, so enjoys a high profile position within the Scheme. STACK Lincoln expect to draw approaching 1 million visitors a year.

The property has a glazed frontage to the High Street and a separate access in to and out of the STACK Leisure Scheme behind.

STACK Lincoln provides 9 street food traders, 5 bars, a coffee shop and a big stage with live entertainment provided 7 days a week.

## Accommodation

From scaling plans provided to us, we calculate that the unit provides the following approximate floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	92.90	1,000

## Energy Performance Certificate

To be confirmed.

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These services will be provided by STACK on a sub metered basis.

## 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).

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

The property is situated within a Listed Building and a Conservation Area.

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Shop and Premises  
**Rateable value:** To be confirmed  
**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.

Further details in respect of the service charge for the property are available on request.

## Rent

**£20,000 per annum exclusive**

## VAT

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

## Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable costs incurred in documenting this transaction.

## Location

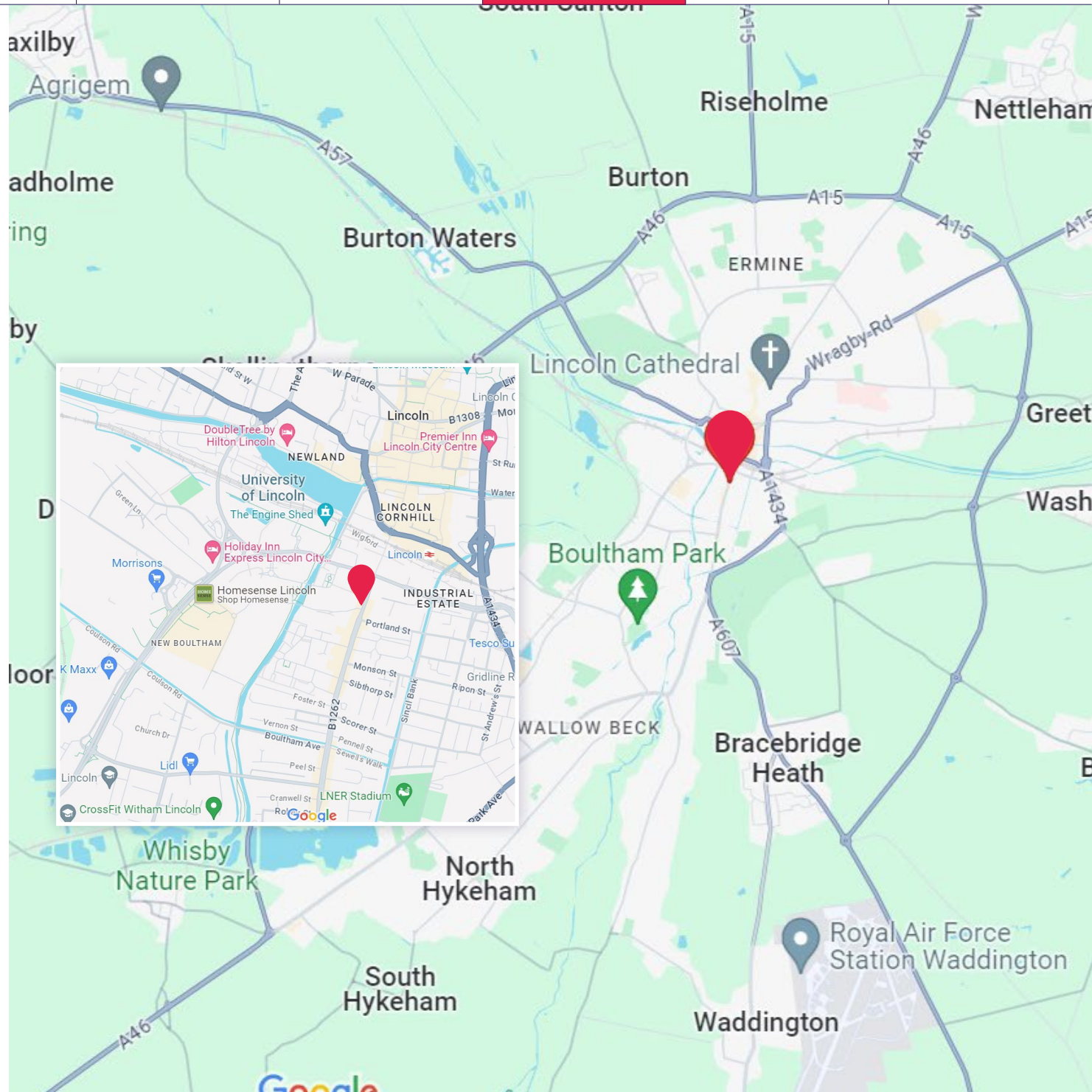
As highlighted earlier in the particulars, the property is situated in a highly prominent location at the entrance into the new STACK Lincoln Leisure Scheme, which is being created within the former Argos Showroom on the High Street within the wider St Mark's Retail Park. The building is the former St Mark's railway station.

In addition to the new STACK Scheme, which will comprise a variety of bars, restaurants and other 'street food' outlets, as well as providing an impressive selection of on-site entertainment, other retailers nearby include Caffe Nero, Boots, Sports Direct and JD Sports. The wider St Mark's scheme provides around 700 car parking spaces.

The City Centre is located around 1/4 of a mile to the north, the University of Lincoln Main Campus around a third of a mile to the east and there are large extensive residential areas to be found to the east and west. The City train and bus stations are located about 5 minutes walk away.

Lincoln is the administrative centre and largest city within Lincolnshire, with an urban population of circa 130,000 and a total catchment population of 545,000, giving a total comparison goods expenditure of over £985 million.

Lincoln also benefits from an ever-growing and well regarded University, with the student and academic staff within the City now estimated at around 15,000, which, in turn, contributes an estimated £250 million into the local economy.





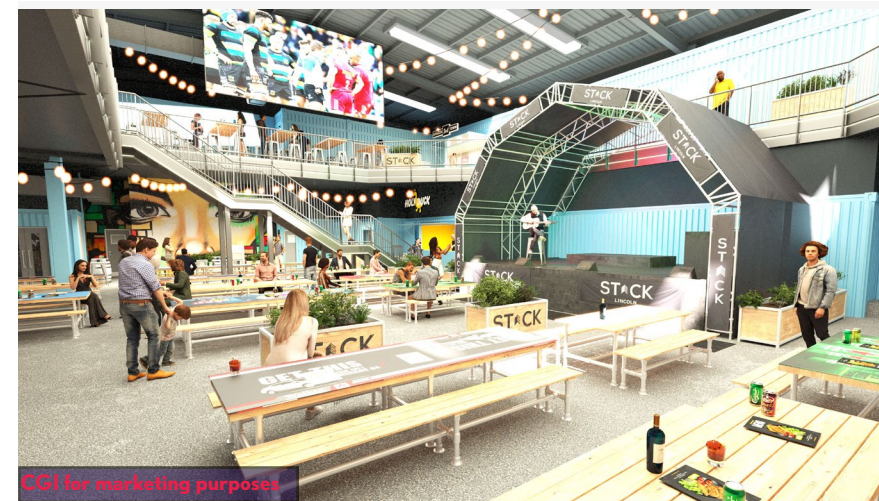




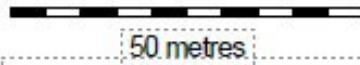
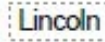
CGI for marketing purposes



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Experian Goad Plan Created: 21/05/2024  
 Created By: Barker Storey Matthews  
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