



159-160 High Street, Lincoln  
LN5 7AF  
#337/2023F

# 159-160 High Street

Lincoln, LN5 7AF



Agreement

To Let



Detail

Retail



Rent

£30,000 pax



Size

58.57sq m (630 sq ft)



Location

Lincoln, LN5 7AF



Property ID

#337/2023F

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



**JASPER NILSSON**

BA (Hons)  
Surveyor

[jasper.nilsson@eddisons.com](mailto:jasper.nilsson@eddisons.com)

07795 434185f

01522 544515

## Property

The property comprises of a ground floor lock up retail unit with a principal frontage to High Street and a return frontage to St Mark Street.

Having previously accomodated Cooplands Bakery, the property benefits from 3 phase electricity and a kitchen, staff room and WC facilities towards the rear.

## 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	58.57	630

## Energy Performance Certificate

Rating: D76

## 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).

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:** £22,750  
**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 an assignment of an existing full repairing and insuring lease for a term expiring 24th July 2024. Alternative consideration will be given to a new letting for a term and rent to be agreed.

## Rent

£30,000 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 will be charged in addition to the rent at the prevailing rate.

## Legal Costs

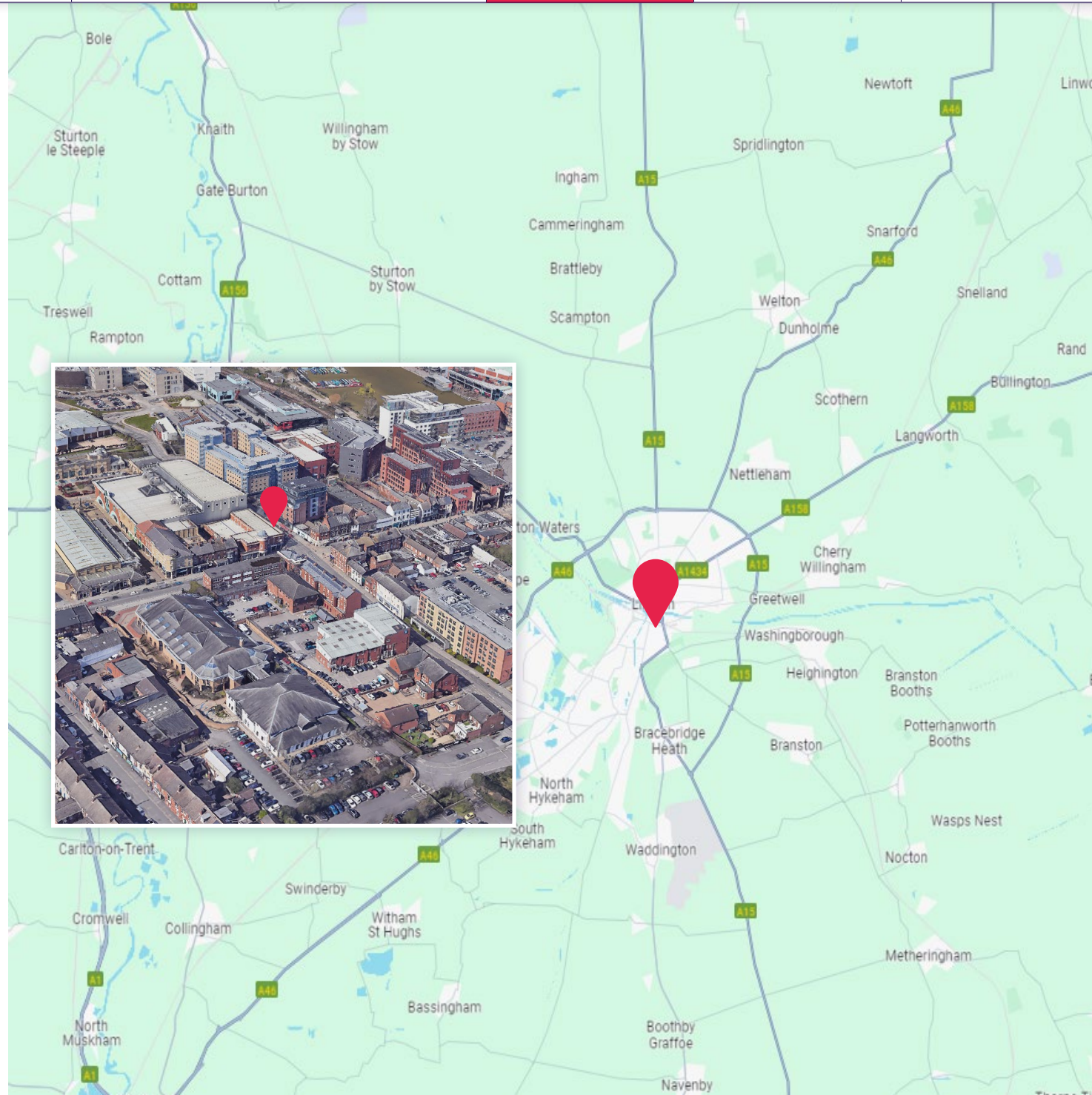
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Location

The Property occupies a prominent corner position at a busy intersection on lower High Street/Tentercroft Street/St Mark Street. Nearby occupiers include Tesco Express, JD Sports, Caffè Nero, Poundland, Subway and Iceland.

This section of the High Street is also home to a number of professional services including solicitors and accountants, with the main Lincoln University Campus in close proximity. The property is also well located, within a quarter of a mile of both Lincoln's train and bus station.

Lincoln is one of England's finest Cathedral cities and the administrative and major shopping centre within the County of Lincolnshire. It has a catchment population of circa 543,367 and an established total catchment spend of £984.40m. It also has a growing University with close to 15,000 students and academic staff based on the main campus, contributing an estimated £250m to the local economy.





St. MARKS  
SHOPPING - LINCOLN

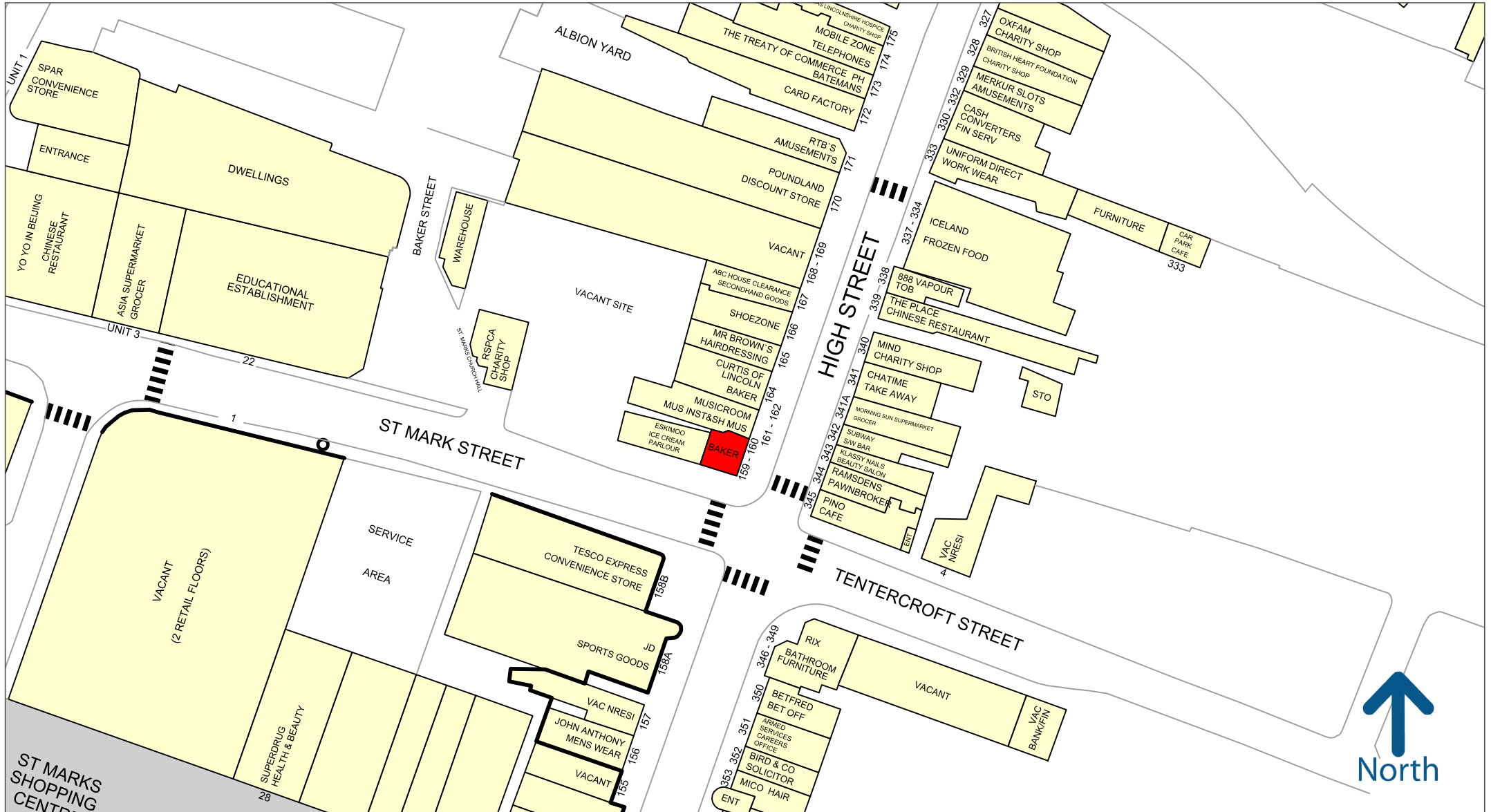
COFFEE  
NERO

TESCO  
express

Poundland

Iceland





Experian Goad Plan Created: 15/06/2023

Created By: Banks Long

For more information on our products and services:

[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

50 metres

Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

