



**167-169 High Street
Lincoln, LN5 7AF**

#10370/2024A

167-169 High Street

Lincoln LN5 7AF



Agreement

Available on a new lease for a term of 10 years / May consider sale of freehold



Detail

Large retail premises



Rent/Price

Rental offers invited
Offers may also be considered for the freehold interest



Size

GF Sales 551 sq m (5,931 sq ft)
GF Ancillary 98.40 sq m (1,059 sq ft)
FF Sales/ Ancillary 598.50 sq m (6,442 sq ft)



Location

Lincoln, LN5 7AF



Property ID

#10370/2024A

For Viewing & All Other Enquiries Please Contact:



JAMES BUTCHER
BSc (Hons) MRICS
Director

james.butcher@bankslong.com

07808 284578

01522 544515

Property

A large two storey retail unit occupying a prominent location on a strong secondary retail pitch at the southern end of Lincoln's pedestrianised High Street precinct. Nearby retailers include Poundland and Iceland, Greggs, Nationwide, Tesco, JD Sports, McDonalds and Costa.

Lincoln is one of England's finest Cathedral Cities and the administrative and major shopping centre for the county of Lincolnshire. It has a population of circa 543,367 and an established total catchment spend of £984.40 million.

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

EPC: In course of preparation

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 Sales	551	5,931
Ground Floor Ancillary	98.40	1,059
First Floor Sales/Ancillary	598.50	6,442
Total NIA	1,247.90	13,432

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). The property is Grade II listed.

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: £74,500
 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 a new Full Repairing and Insuring lease for a minimum term of 10 years, subject to 5 yearly upward only rent reviews.

Offers may also be considered for the freehold interest.

Rent/Price

Rental offers invited / Price on application

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/price 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 is situated in a prominent location on Lincoln's pedestrianised shopping precinct, close to a good number of national, regional and local retailers, including Poundland, Tesco, Iceland, JD Sports, Greggs, Costa and McDonalds. The main University campus is a short walk to the west and the 100% prime pitch immediately to the north.

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