

167-169 High Street Lincoln, LN5 7AF #10370/2024A Eddisons

Incorporating

Banks Long & Co

# 167-169 High Street

Lincoln LN5 7AF



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



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OVERVIEW

**DESCRIPTION** 

LOCATION

IMAGES

PLANS

## **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 <sup>2</sup>	ft <sup>2</sup>
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 Charqing 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.

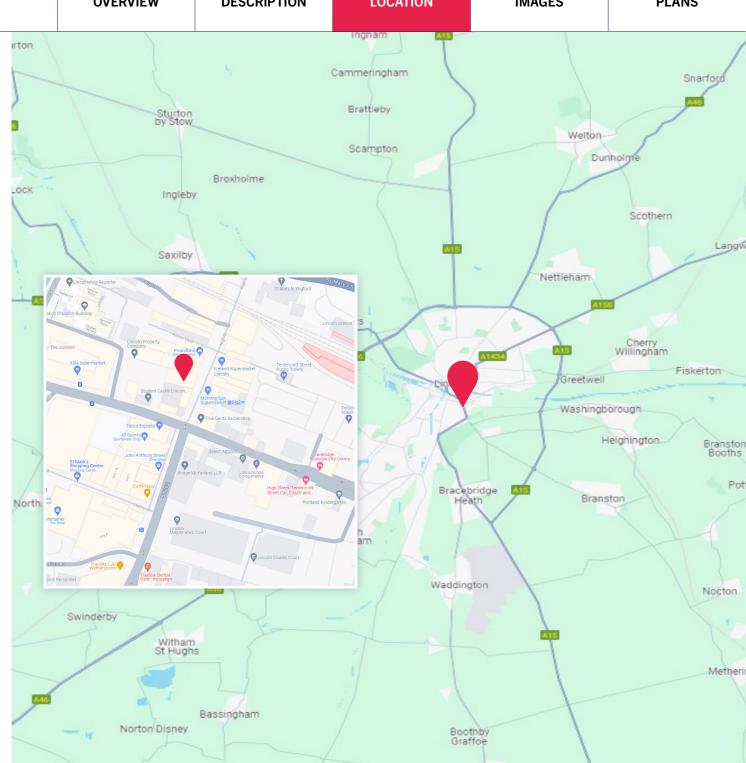
# **Legal Costs**

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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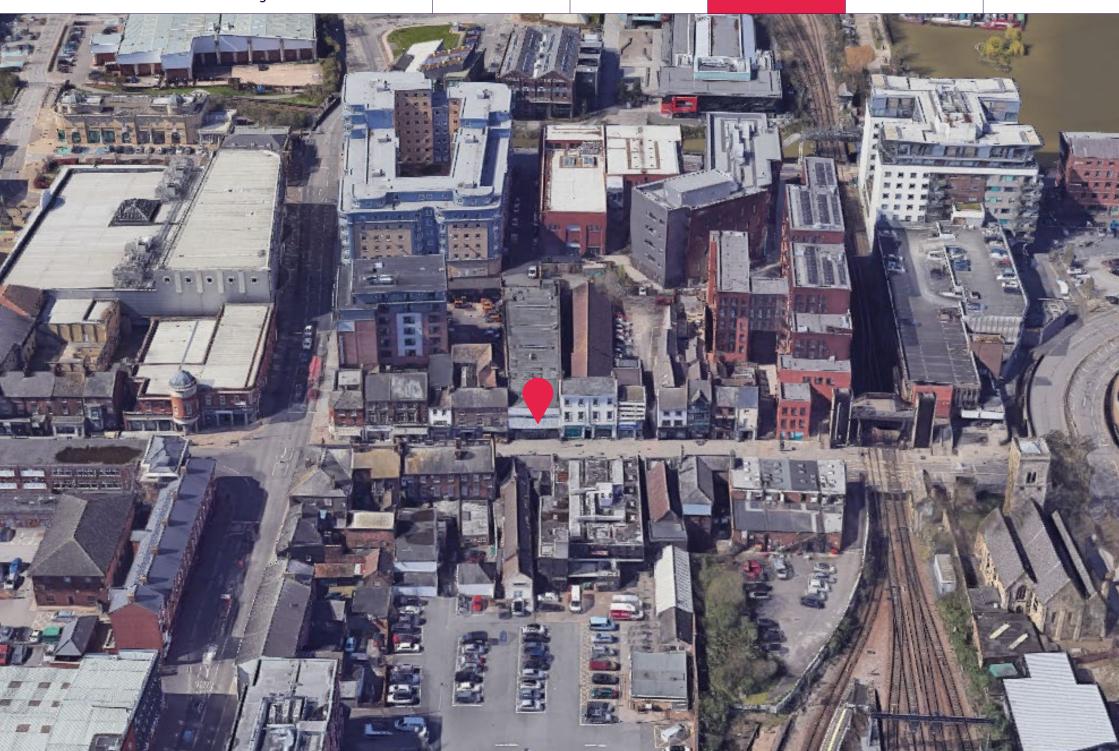


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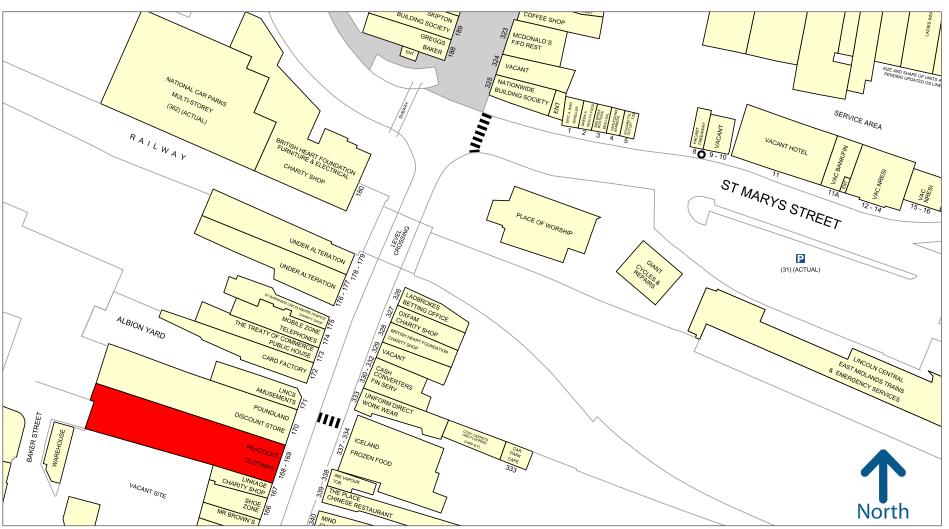






Lincoln





50 metres



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