167-169 High Street,
Lincoln, LN5 7AF

#10370/2021J

BANKS LONG&Co

167-169 High Street

Lincoln LN5 7AF

Agreement	Detail	Rent	Size	Location	Property ID
Available on a new lease for a term of 10 years	Large retail premises	Rental offers invited	551 sq m GF Sales (5,931 sq ft) plus 598.5 sq m (6,442 sq ft) First Floor Sales/ancillary	Lincoln, LN5 7AF	#10370/2021J

For Viewing & All Other Enquiries Please Contact:

JAMES BUTCHER
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Director

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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 all mains 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 (amended 2020). The property is situated within a Conservation area, but is not 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).

Rates

Charging Authority: City of Lincoln Council
Description: Shop and Premises
Rateable value: £87,000
UBR: 0.512
Period: 2022-2023

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.

Rent

Rental offers invited.

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 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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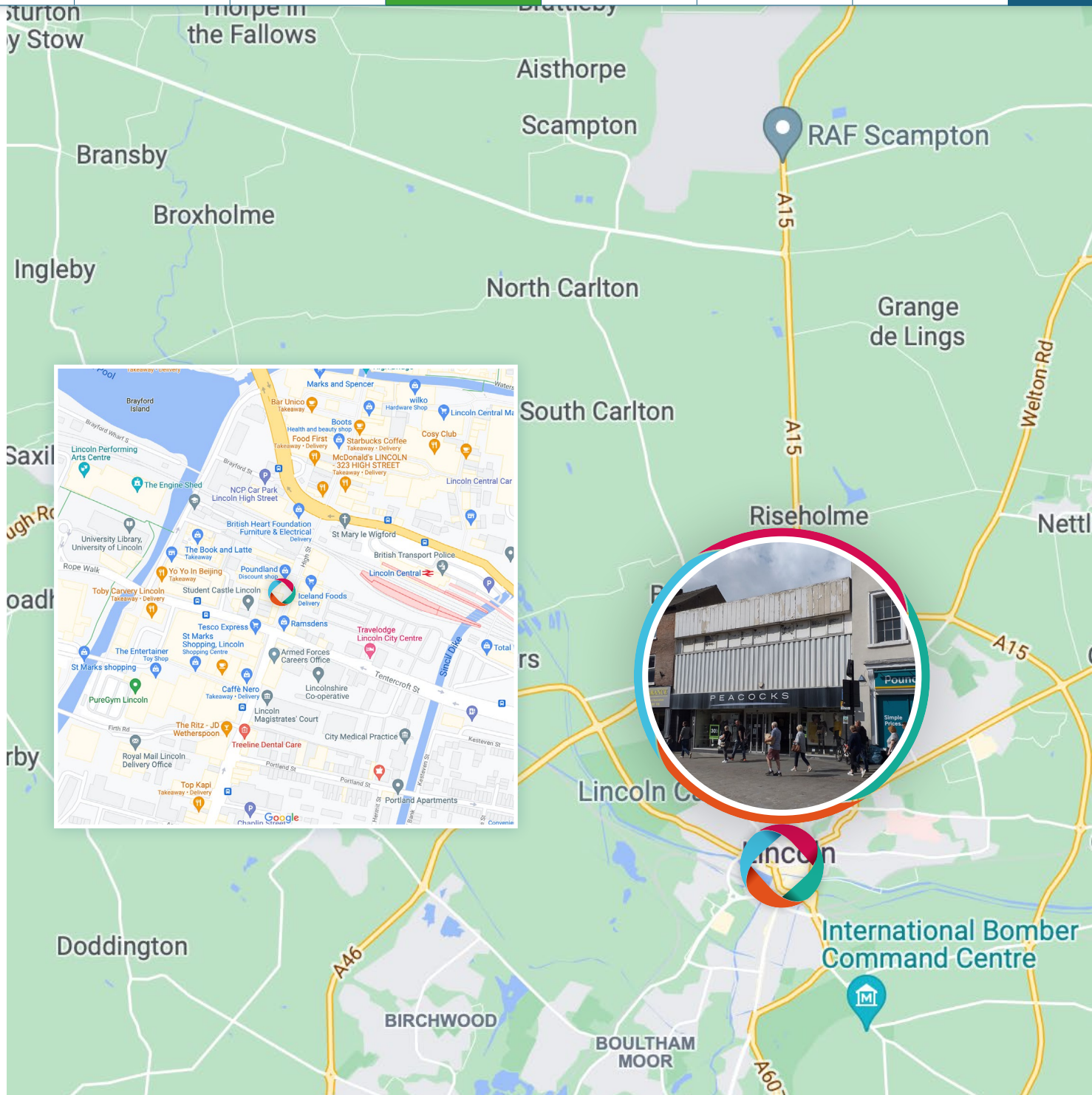

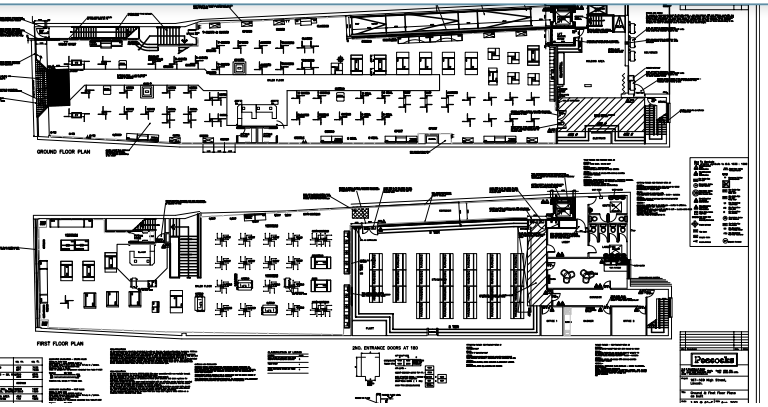

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Simple Prices.
shoezone

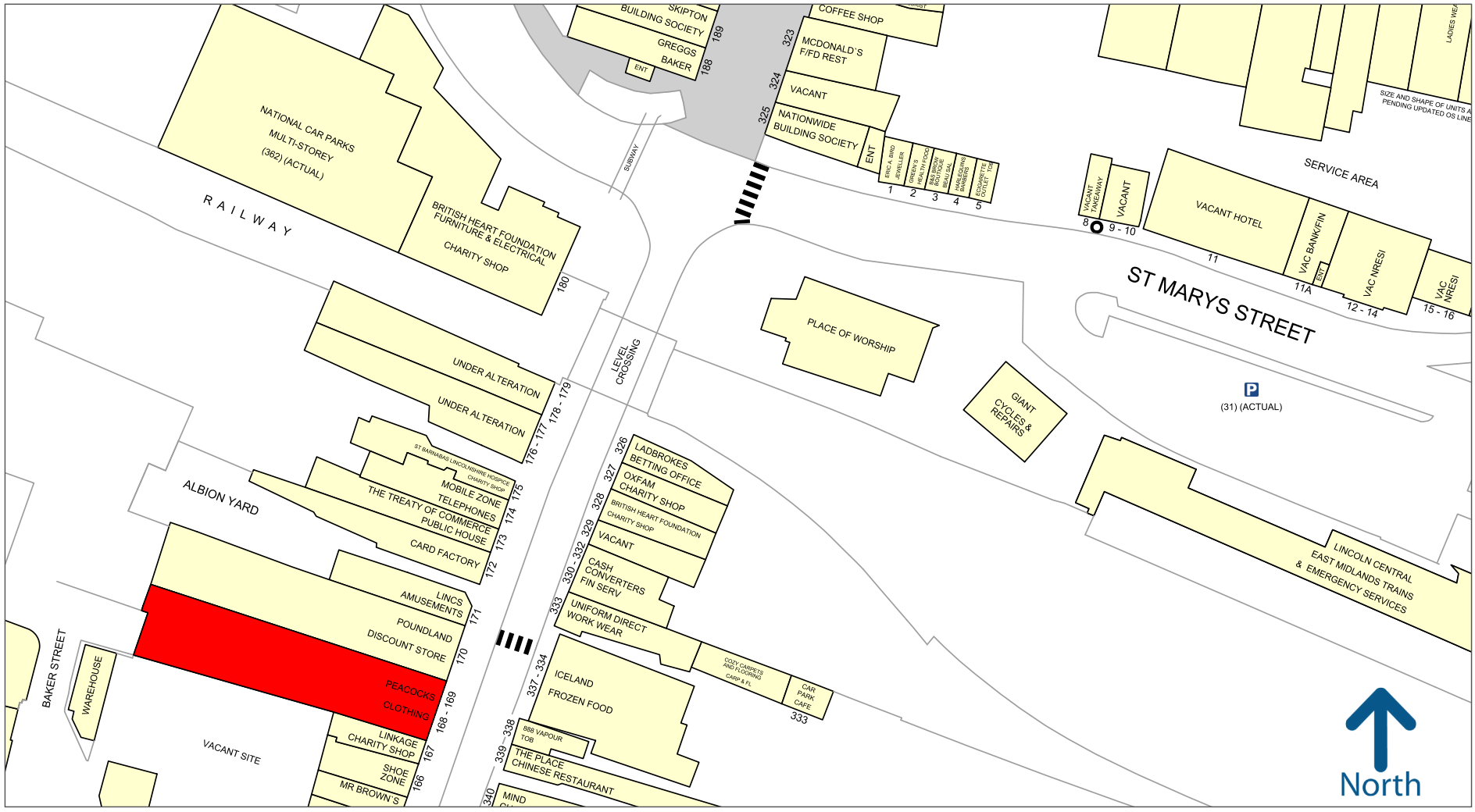
Mr. Brown's
shoezone
PEACOCKS

HOUSE CLEARANCE
House Clearance - Waste Removal Specialists
PEACOCKS
Poundland
cardfactory

No vehicles
Except permit holders and for loading
Midnight - 10 am
4 pm - Midnight
At any time

Kinsey Nails
musicroom

Lincoln



50 metres

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Created By: Banks Long

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