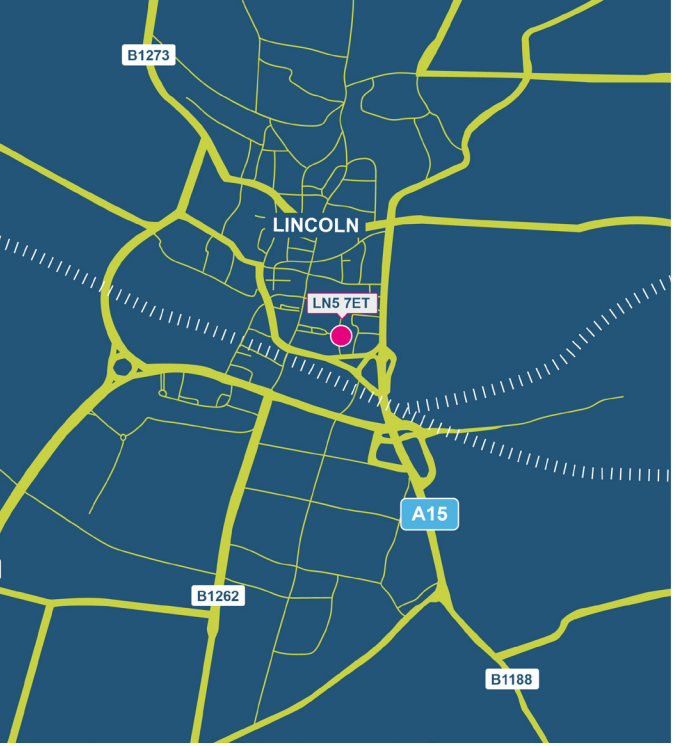
BANKS LONG&Co

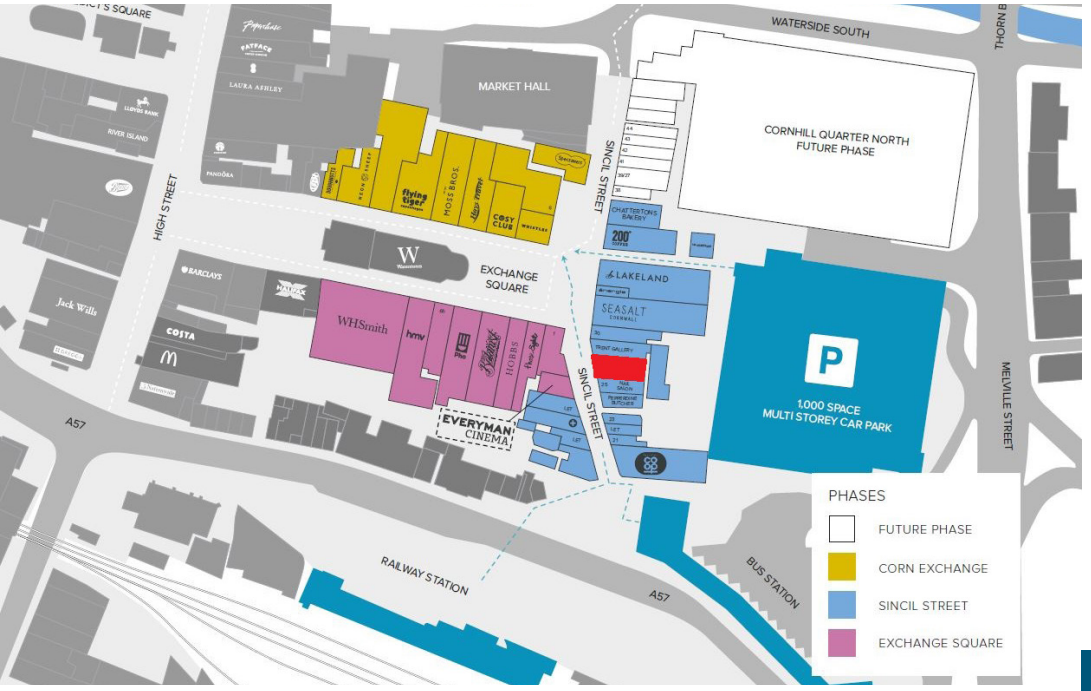
KLM RETAIL

26/27 SINCIL STREET, LINCOLN, LN5 7ET

RETAIL PREMISES

- Prominent retail premises
- **NIA: 192.73 sq m (2,075 sq ft)**
- Double frontage onto Sincil Street, at the heart of the Cornhill Quarter development
- Nearby occupants include Everyman Cinema, The Botanist, Lakeland, 200 Degrees Coffee and Seasalt
- Within easy walking distance to the railway station, bus station, Lincoln Central car park and the High Street
- **TO LET**





LOCATION

The Cornhill Quarter is part of a £70m redevelopment aiming to rejuvenate Lincoln's retail offering and city centre, encompassing Sincil Street, City Square and the Corn Exchange. The overall regeneration zone will deliver in excess of 150,000 sq ft of mixed use commercial space and has already accounted for significant improvements to city centre infrastructure links, including a new multi-storey car park and bus station.

The Cornhill Quarter contains a vibrant mix of occupants, including restaurants The Botanist and The Cosy Club, national retailers such as Hobbs, Phase Eight and Whistles, a 4-screen Everyman Cinema and 200 Degrees Coffee.

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

PROPERTY

The property is arranged over ground and first floors, with an attractive facade and double frontage onto Sincil Street. The ground floor consists of a large sales area with storage and WC facilities to the rear. Further storage/office space is available on the first floor. Rear access leads onto a gated service yard.

The property will be 'white boxed' prior to letting, ready to be fitted out by the ingoing tenant.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Ground floor sales	107.18 sq m	(1,154 sq ft)
Ancillary	17.07 sq m	(184 sq ft)
First floor	68.48 sq m	(737 sq ft)
Total NIA:	**192.73 sq m**	**(2,075 sq ft)**

SERVICES

New mains services of electricity, water and drainage have been connected to the property.

TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Class E (Commercial, Business and Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Following changes to the Use Classes Order that came into effect on 1st Sepember 2020, Class E now encompasses a number of uses including A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Café), B1 (Business) and D2 (Assembly & Leisure).

RATES

Charging Authority:	City of Lincoln Council
Description:	Shop and Premises
Rateable value:	To be assessed
UBR:	0.512
Period:	2020-2021

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.

RENT

£42,500 per annum exclusive

LEASE TERMS

The property will be available **To Let** on a new lease for a term of years to be agreed.

VAT

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

LEGAL COSTS

The ingoing tenant is to be responsible for the Landlord's reasonable legal costs incurred in documenting the transaction.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

VIEWING: To view the premises and for any additional information please contact the joint agents.

Contact: James Butcher/Tim Bradford
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Ref. 8334/2020K/2021C

or

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