

ENTERTAINMENT



EXCHANGE

WEBUY.COM

BUY GAMES PHONES
COMPUTERS MOVIES ELECTRONICS CASH
GAMING PHONES FILM & TV COMPUTING ELECTRONICS
WE ♥ RECYCLING BUY SELL DONATE



BANKS
LONG & Co
01522 544515
TO LET
www.bankslong.com



2 St Peter at Arches,
Lincoln, LN2 1AJ

#1283/2022C



BANKS
LONG & Co



2 St Peter at Arches

Lincoln LN2 1AJ



Agreement

To Let



Detail

Retail Unit



Rent

£45,000 pax



Size

110.50 sq m (1,190 sq ft)



Location

Lincoln, LN2 1AJ



Property ID

#1283/2022C

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)
Surveyor

cameron.mcrae@bankslong.com

07857 457470

01522 544515



JAMES BUTCHER

BSc (Hons) MRICS
Director

james.butcher@bankslong.com

07961 554825

01522 544515



Property

The retail premises are arranged over ground floor with an attractive prime retail frontage and strong passing footfall.

EPC: E118

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	87.60	943
Ground Floor Store	22.90	247
Total NIA	110.50	1,190

Services

We understand that mains water, electricity and drainage are connected to the property. Interested parties are advised to make their own investigations to the 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).

Following changes to the Use Classes Order that came into effect on 1st September 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: £30,500
UBR: 0.512
Period: 2021-2022

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 effective Full Repairing and Insuring lease for a term to be agreed.

Rent

£45,000 per annum exclusive

Service Charge

An annual service charge will be levied in addition to the rent to cover the upkeep, maintenance and repair of all common parts of the property.

VAT

We understand VAT will be payable in addition to the rent, at the prevailing rate.

Legal Costs

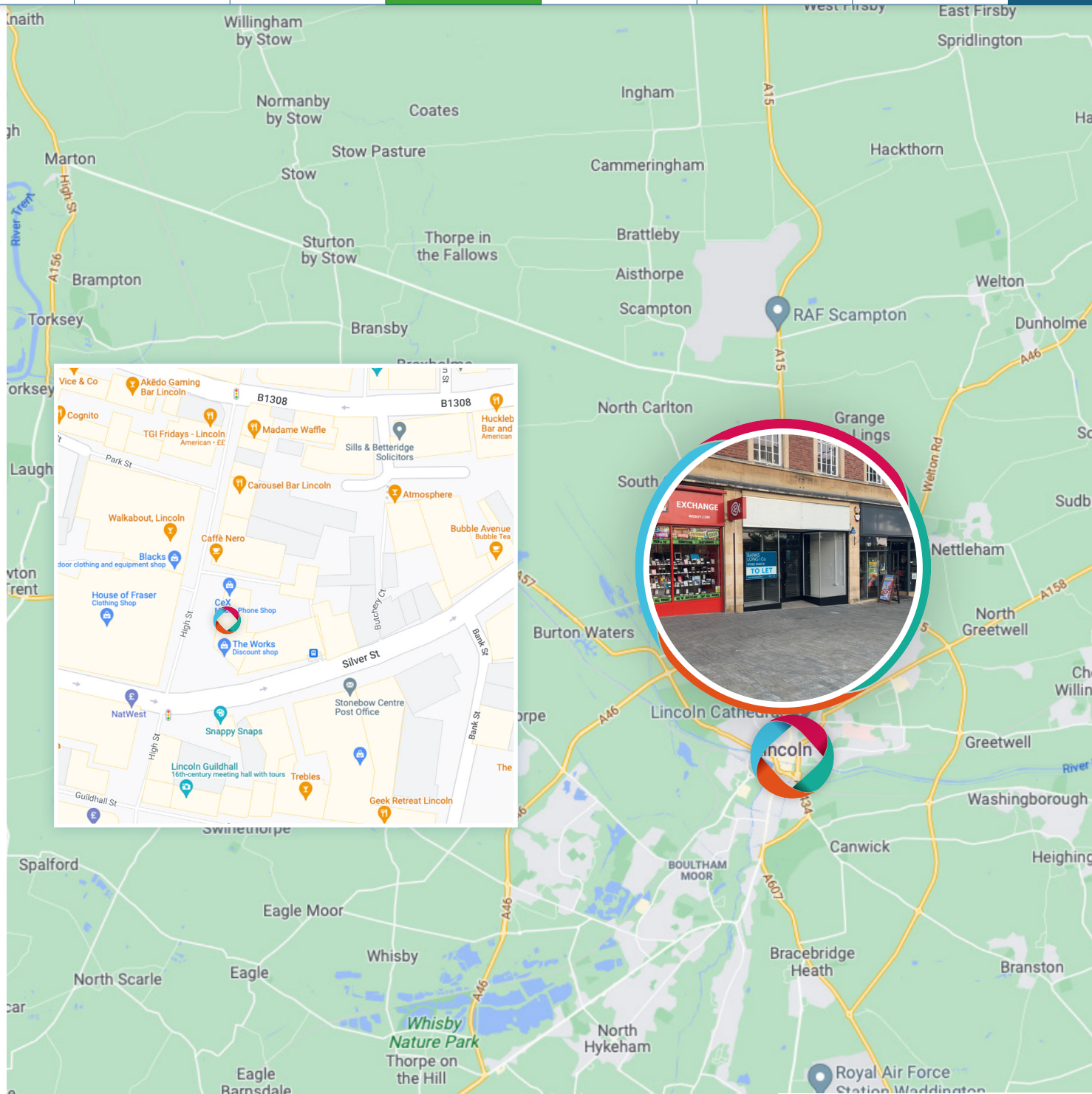
Each party is to be responsible for their own legal costs incurred in documenting the transaction.



Location

The unit enjoys a prominent position on the High Street. The property forms part of the popular St Peter at Arches retail parade, which is home to Greggs, The Works and CEX. The property is surrounded by a wide range of national and regional retailers and leisure operators within close proximity including Blacks, White Stuff, Poundland, Caffè Nero and NatWest Bank. Leisure operators include Walkabout, Pizza Express, Slug and lettuce and the new TGI Fridays.

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 economic staff based on the main campus, contributing an estimated £250m to the local economy.

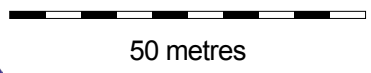
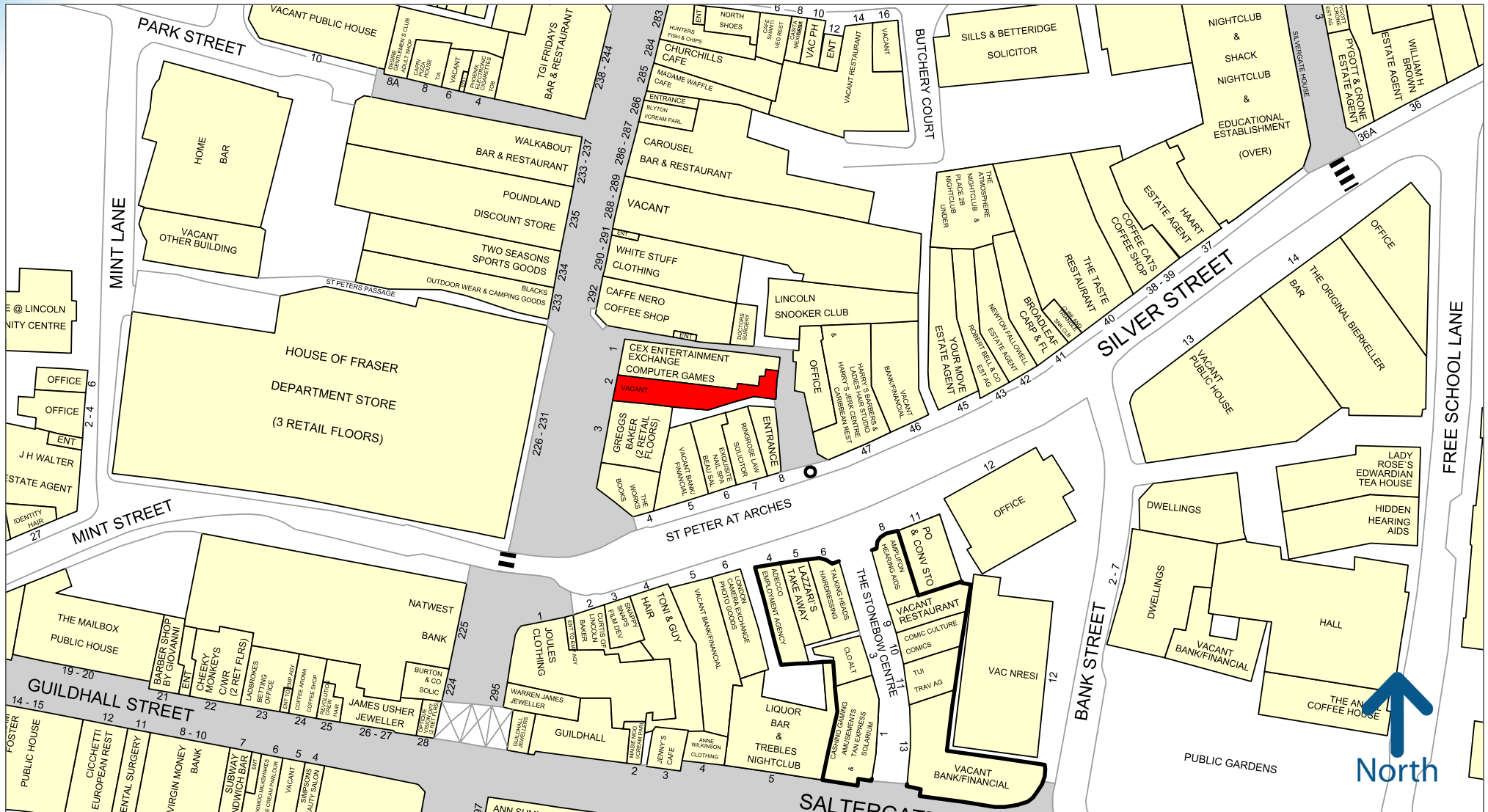








Lincoln



Experian Goad Plan Created: 04/03/2022
 Created By: Banks Long



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



OVER 30 YEARS OF COMMERCIAL PROPERTY EXPERIENCE

Multi-Discipline Property Consultants & Chartered Surveyors



Click on the logo to find out more about each of our teams