

# 5 Fully Refurbished Shop Units To Let



38-44 Sincil Street, Cornhill Quarter,  
Lincoln, LN5 7ET

#M328/20221

 **BANKS  
LONG & Co**



# 38-44 Sincil Street, Cornhill Quarter

Lincoln LN5 7ET



Agreement

To Let



Detail

Retail Units



Rent

£15,000 - £35,000 pax



Size

Unit sizes range from 48.8 sq m to 80.1 sq m (526 sq ft to 863 sq ft)



Location

Lincoln, LN5 7ET



Property ID

#M328-20221

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



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## Property

The scheme comprises 5 newly renovated retail units fully fitted to a quality specification with luxury vinyl tiles, painted and plastered walls and ceilings, painted beams and skirting and a range of mounted LED lighting. Each unit is also fitted with kitchenettes and accessible WCs with basins.

A walk-through video that sufficiently portrays the latest finishes and lighting can be accessed using the below link.

<https://vimeo.com/742391960/6175390501>

EPC's will be provided upon completion.

## 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	Ground Floor	First Floor	Total
Unit 41 (UNDER OFFER)	25.2 sq m (271 sq ft)	24.5 sq m (264 sq ft)	49.7 sq m (535 sq ft)
Unit 43 (UNDER OFFER)	26.1 sq m (281 sq ft)	22.7 sq m (245 sq ft)	48.8 sq m (526 sq ft)
Unit 44	53.8 sq m (579 sq ft)	24.2 sq m (260 sq ft)	78.0 sq m (839 sq ft)

## Services

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

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:** To be reassessed  
**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 properties are available **To Let** by way of new Full Repairing and Insuring leases, for a term to be agreed.

## Rent

**Unit 38 LET**

**Unit 39/40 -LET**

**Unit 41 - UNDER OFFER**

**Unit 43 - UNDER OFFER**

**Unit 44 - £30,000 per annum exclusive**

## Service Charge

A service charge is payable by all the occupiers to cover the upkeep and maintenance of the common parts.

## VAT

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

## Legal Costs

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



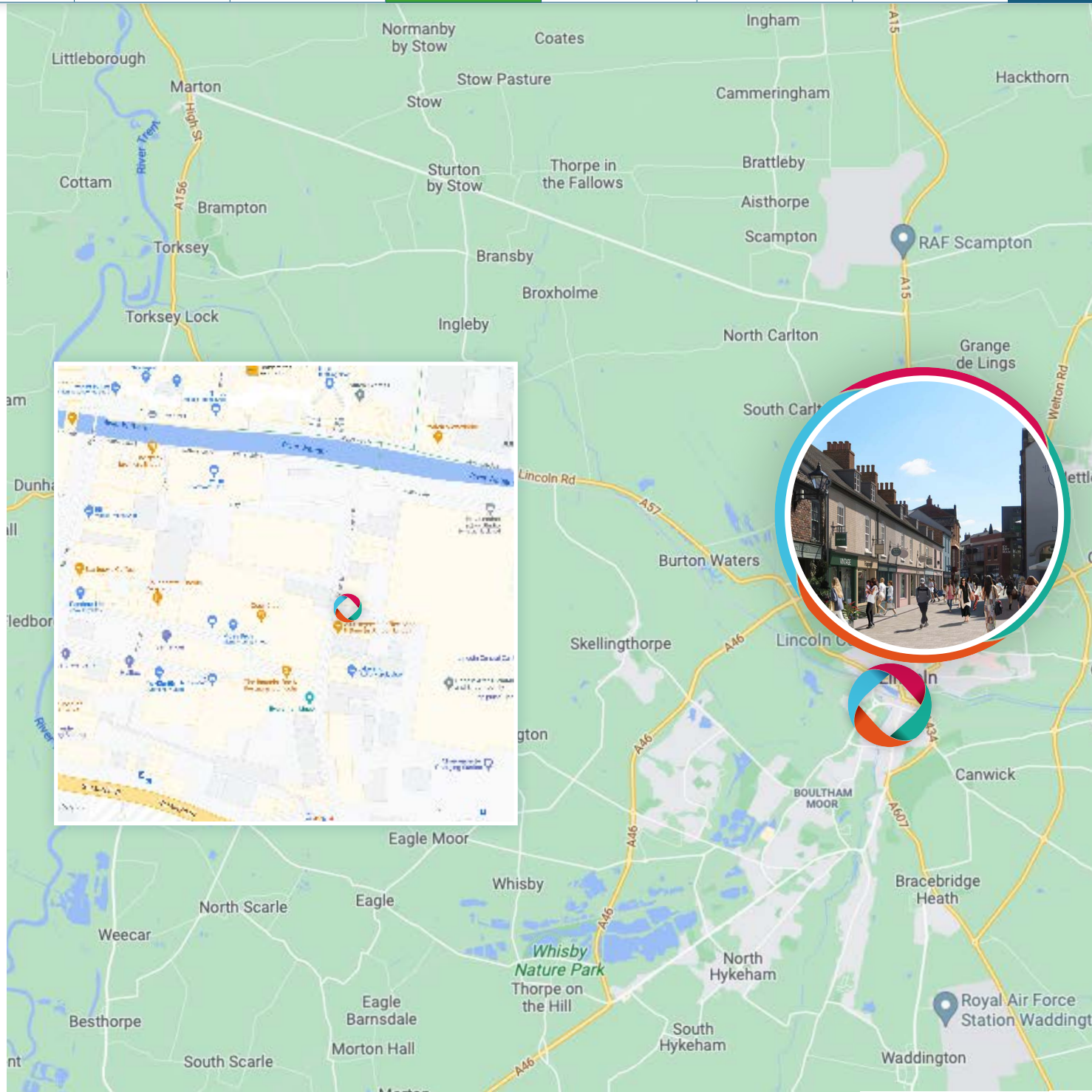
## Location

Situated towards the north of Sincil Street, the units are at the heart of The Cornhill Quarter - a £70m redevelopment scheme which has significantly rejuvenated Lincoln's retail offering and city centre. The fitted out shop units overlook the new £8 million Lincoln Central Market redevelopment which, on completion, will create an attractive regional footfall. The regeneration will provide a quality modern market destination with a strong emphasis on the food sector.

The overall regeneration zone has delivered 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 £30 million Transport Hub which accommodates a new multi-storey car park and bus station.

The Cornhill Quarter contains a vibrant mix of occupants including restaurants The Botanist, The Cosy Club, Tortilla, Pho and Three Joes as well as national retailers such as Hobbs, Phase Eight and Whistles. The area also benefits from a 4-screen Everyman Cinema, Lakeland 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 £985 million. Lincoln also benefits from its ever-growing Universities. The student and academic staff population is estimated to be circa 15,000 and contributes over £250 million to the local economy.







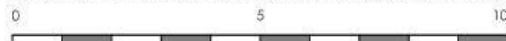


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**PROPOSED FIRST FLOOR PLAN**

**NOTES**  
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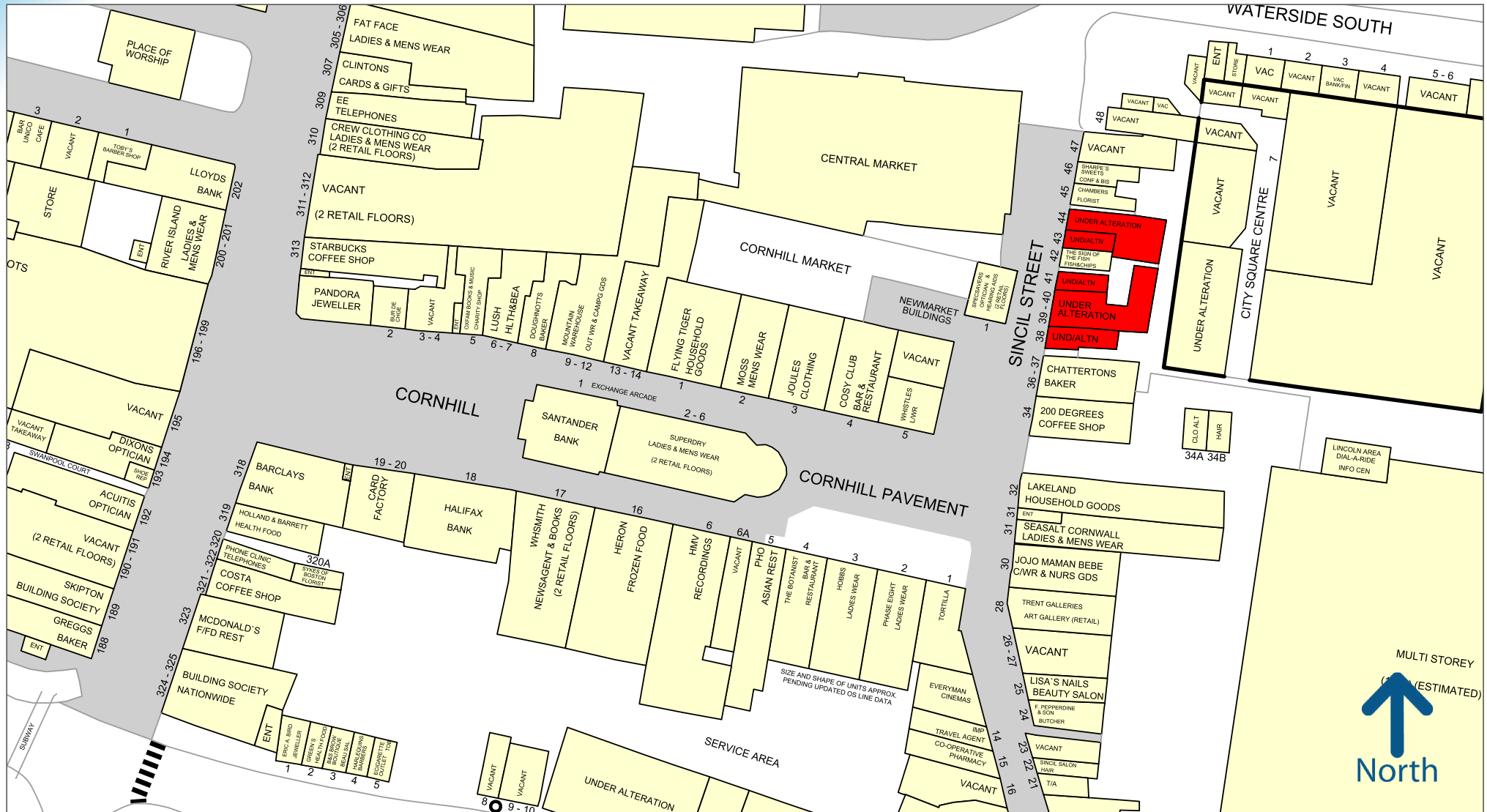


D	TENDER ISSUE	06.04.2021	JW
C	REVISIONS ADDED TO 38, 41 & 43	02.02.2021	JW
B	GENERAL AMENDMENTS	16.12.2020	JW
A	GENERAL AMENDMENTS	11.11.2020	JW

Rev	Revision note	Date	Drawn by
	PROPOSED ALTERATIONS AT 38-44 SINCIL STREET FOR LINCOLNSHIRE CO-OPERATIVE		
	Drawn by: JW	Checked	Date OCT 2020
	Scale 1:100 @ A3	Dwg No J2025-00112	Rev D



Lincoln



Experian Goad Plan Created: 07/09/2022

Created By: Banks Long

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011







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