



**44 Sincil Street, Lincoln**  
**LN5 7ET**  
#M328/2024J

# 44 SINCIL STREET

LINCOLN, LN5 7ET



Agreement

To Let



Detail

Retail Unit



Rent

£30,000 pax



Size

78.0 sq m (839 sq ft)



Location

Lincoln, LN5 7ET



Property ID

#M328/2024J

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



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## Property

A newly renovated retail unit 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. The unit is also fitted with kitchenette and accessible WC with basin.

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

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

## 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 44	53.8 sq m (579 sq ft)	24.2 sq m (260 sq ft)	78.0 sq m (839 sq ft)

## Energy Performance Certificate

EPC will be provided upon completion.

## 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).

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:** To be reassessed  
**UBR:** 0.546  
**Period:** 2024-2025

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 term to be agreed.

## Rent

**£30,000 per annum exclusive**

## Service Charge

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

## 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.

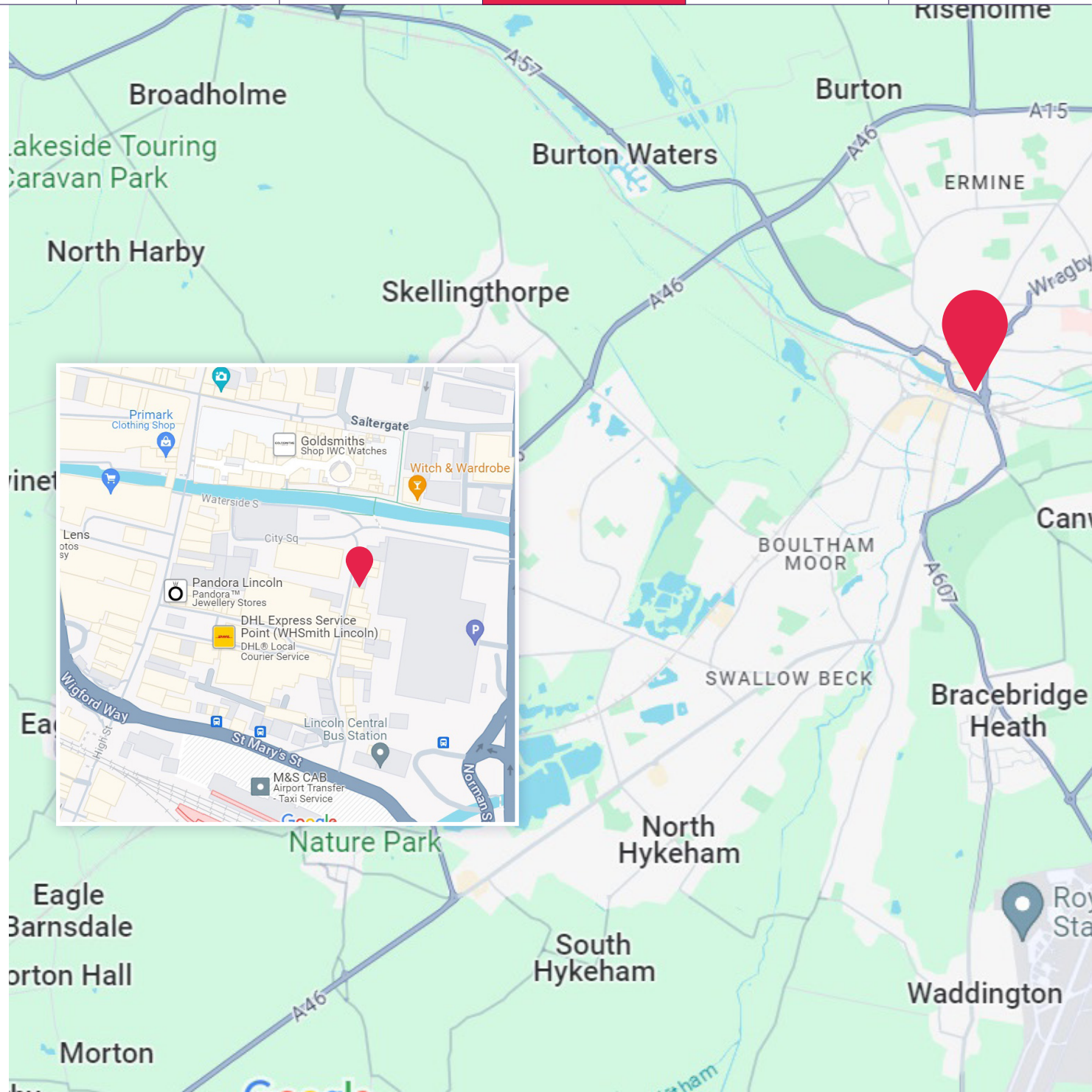
## Location

Situated towards the north of Sincil Street, the unit is 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 unit overlooks 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 the 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 GROUND FLOOR PLAN**

**NOTES**  
 THIS DRAWING AND SETTING OUT BASED ON TOPOGRAHICAL SURVEY DRAWINGS.  
 THIS DRAWING IS BASED ON THE FOLLOWING SURVEY DRAWINGS:  
 • TOPOGRAHICAL SURVEY DRAWING (EARTHWORKS) PRODUCED BY COMMERCIAL MEASURED SURVEYS LTD, DATED MARCH 2015  
 • SURVEY DRAWING (LEVELS) PRODUCED BY COMMERCIAL MEASURED SURVEYS LTD, DATED MARCH 2015  
 • SURVEY DRAWING (LEVELS) PRODUCED BY TOWER GEOMETRICS LTD, DATED 01/03/2021  
 • SURVEY DRAWING (LEVELS) PRODUCED BY TOWER GEOMETRICS LTD, DATED 16/12/2020  
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Rev	Revision note	Date	Drawn by
E	TENDER REVISE	04.04.2021	JW
D	SHOPFRONT DESIGN ADDED; OVERHANG NOTE AMENDED TO REAR EXTENSION	04.03.2021	JW
C	LAYOUT AND EXTERNAL DOOR LOCATION AMENDED TO EXTENSION; WARE SHOWN	02.02.2021	JW
B	GENERAL AMENDMENTS	16.12.2020	JW
A	GENERAL AMENDMENTS	11.11.2020	JW

Rev	Revision note	Date	Drawn by
<b>PROPOSED ALTERATIONS                  AT 39-44 SINCLE STREET                  FOR LINCOLNSHIRE CO-OPERATIVE</b>			
Drawn by	Checked	Date	Scale
JW		OCT 2020	1:100 @ A3
PROPOSED GROUND FLOOR PLAN		Dwg No J2025-00111	Rev E

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PROPOSED FIRST FLOOR PLAN

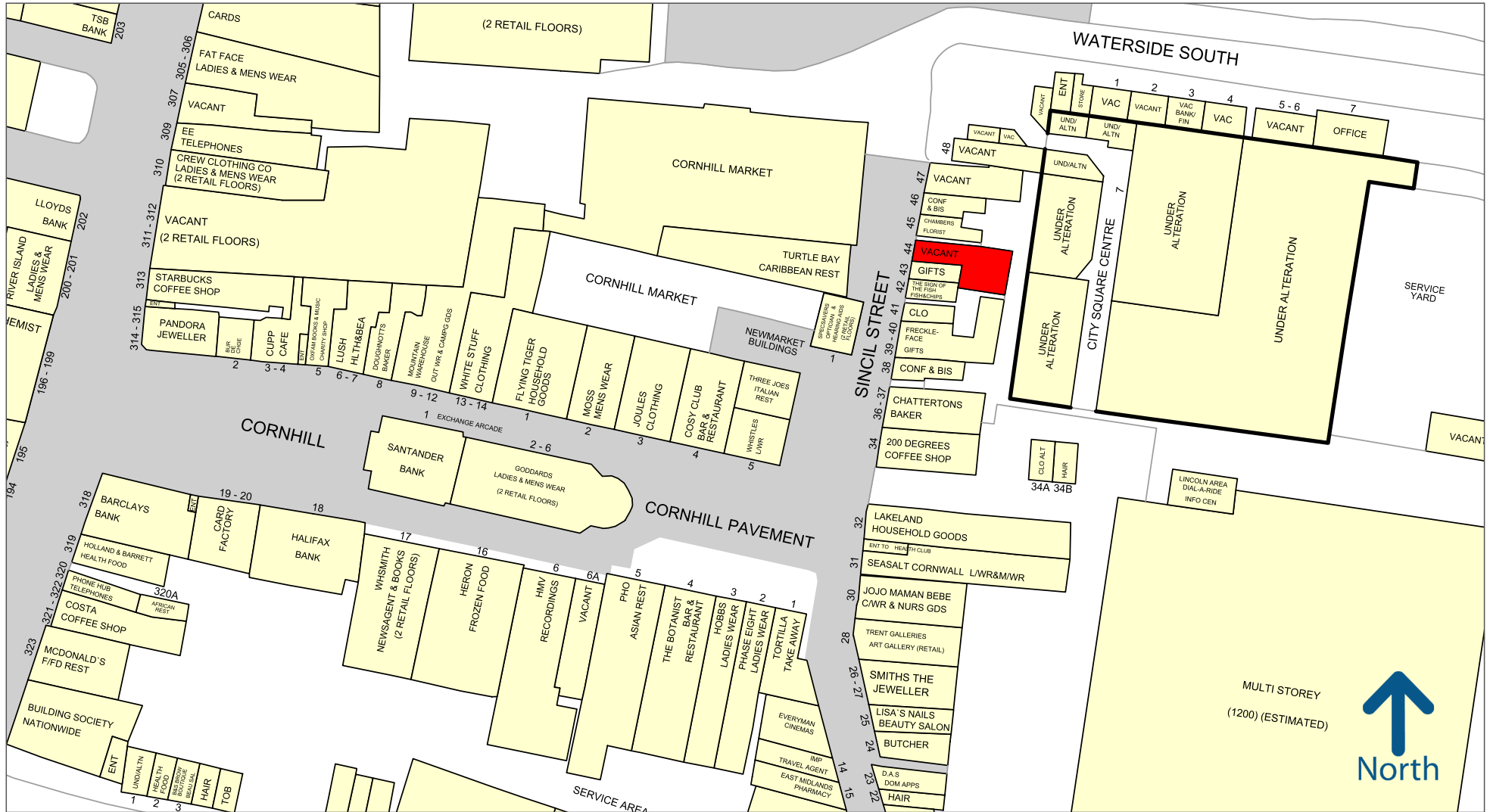
- NOTES:**
- THESE DRAWINGS AND SETTING OUT BASED ON TOPOGRAPHICAL SURVEY DRAWINGS:
    - 30m x 15m STRIP AS TAKEN BY TOPOGRAFICAL SURVEY COMPANY 02-FLOOR PLAN, 10/06/19 BY CHIEF SURVEYOR AND
    - 1/4" = 1" PLANS SECTION PRODUCED BY COMMERCIAL MEASURED SURVEYS LTD, DATED MARCH 2019
    - 20m x 10m STRIP AS TAKEN BY TOPOGRAFICAL SURVEY COMPANY 02-FLOOR PLAN AND SECTION AS OF 17/06/19 AND 10/4/19 1/2" = 1" PLAN - ELEVATION AS OF 17/06/19, PRODUCED BY ROWEN GEOMATICS LTD, DATED JUNE 2019
    - RELEVANT FLOOR AND CHIEF LEVELS TO 744680m A.D. STREET AS TAKEN BY 22/10/19 - LEVEL SURVEY AS OF 24/10/19 AND EXTERNAL LEVELS AS TAKEN BY 22/10/19 - WATER LEVELS AND SURROUNDING AREAS AS OF 17/06/19, PRODUCED BY ROWEN GEOMATICS LTD, DATED JUNE 2019 BY CHIEF SURVEYOR ON SITE
  - ALL AMBIGUOUS POINTS USED FOR THE PROPOSALS PRODUCED FRAMEWORK ARCHITECTS AS INSTRUCTED BY BANKS LONG & CO ON 06/09/20. DRAWINGS PRODUCED TO REFLECT DESIGN INTENT ONLY. FRAMEWORK ARE NOT RESPONSIBLE FOR ANY COLLISIONS RESULTING FROM THE ABOVE PROPOSAL. BUILDINGS SHOULD BE REINSPECTED IF ANY UNEXPECTED DEVELOPMENT OCCURS WHICH MAY BE EVIDENCED BY ANYTHING THE ABOVE SURVEYS.
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- 0 5 10

Rev	Revision made	Date	Drawn by
D	TENDER ISSUE	06/04/2021	JW
C	NOTICES 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 made	Date	Drawn by
<p><b>Framework Architects</b></p>		Drawn by: JW	Checked: Date: OCT 2020
PROPOSED ALTERATIONS AT 38-44 SINCLE STREET FOR LINCOLNSHIRE CO-OPERATIVE		Dwg No: J2025-00112	Scale: 1:100 @ A3
PROPOSED FIRST FLOOR PLAN		Rev: D	



Lincoln



50 metres

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Experian Goad Plan Created: 02/10/2024

Created By: Barker Storey Matthews

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