



**570 Newark Road, South Hykeham, Lincoln  
LN6 9NP**

#9650/2024B

# 570 Newark Road

South Hykeham, Lincoln, LN6 9NP



Agreement

To Let



Detail

Former chiropractic clinic



Rent

£20,000 pax



Size

104 sq m (1,122 sq ft)



Location

South Hykeham, LN6 9NP



Property ID

#9650/2024B

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



**CAMERON MCRAE**

BSc (Hons)

Surveyor

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## Property

The premises comprise a detached single storey building sub-divided internally to provide a reception, consulting rooms, staff and WC facilities.

The accommodation is finished to a modern standard. Externally, there are 15 car parking spaces and a garage.

## 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 <sup>2</sup>	ft <sup>2</sup>
Total GIA	104	1,122

## Energy Performance Certificate

Rating: C67

## 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 are advised by the Local Planning Authority that the property has consent falling within Class D1 (Non Residential Institution) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to discuss their proposals for the site with the Local Planning Authority.

## Rates

**Charging Authority:** North Kesteven District Council  
**Description:** Treatment Room and Premises  
**Rateable value:** £5,800  
**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

**£20,000 per annum exclusive.**

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

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

## Legal Costs

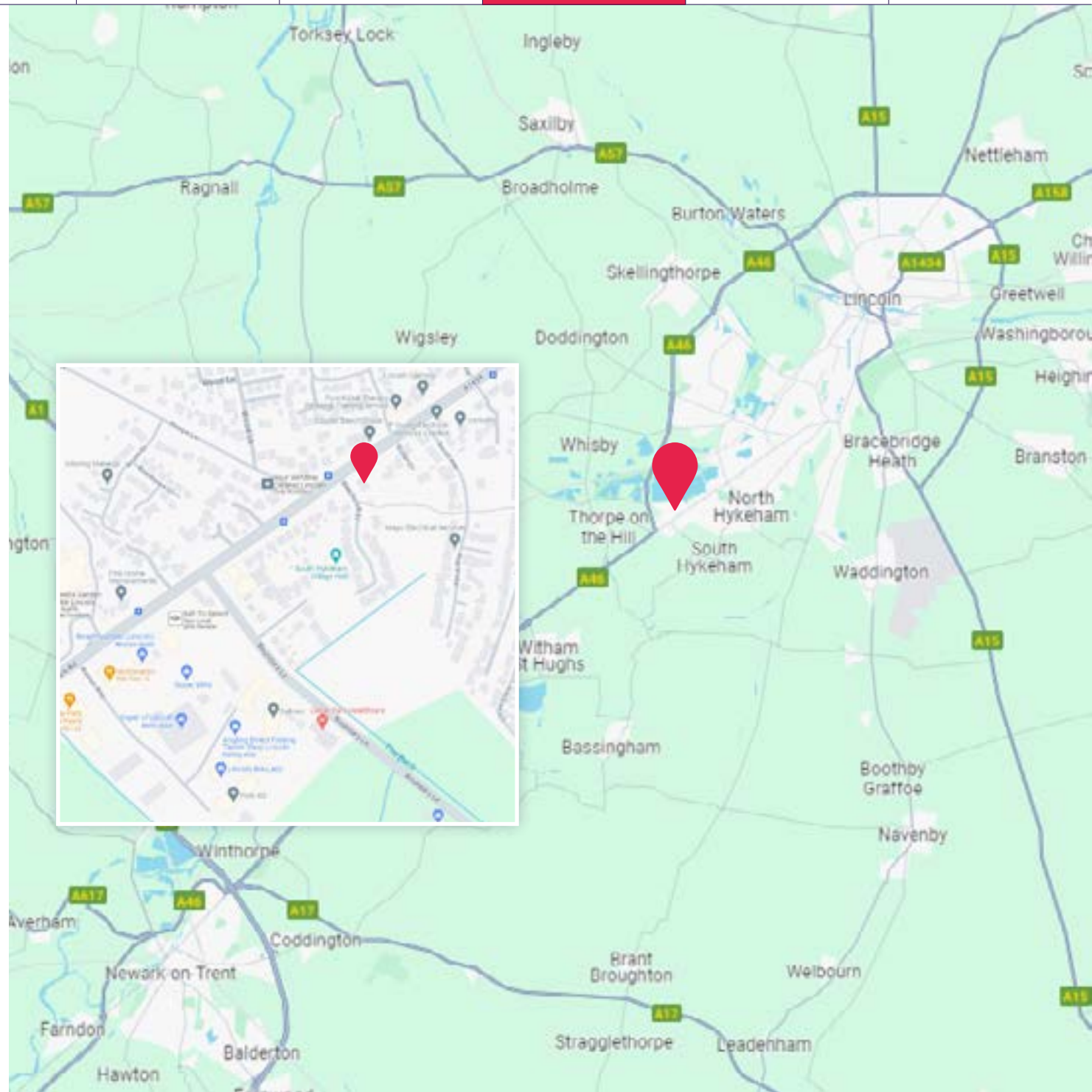
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Location

The building occupies an accessible position off Newark Road at the junction with Beechcroft Close in South Hykeham.

The location provides quick access to Lincoln City Centre and the A46 Bypass, which leads on to Newark and the A1.

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









This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 14 March 2019 at 12:37:29. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.