



South Park Garage, South Park Avenue, Lincoln
LN5 8EL

#6890/2024I

Eddisons

SOUTH PARK GARAGE

SOUTH PARK AVENUE, LINCOLN, LN5 8EL



Agreement

To Let



Detail

Car Showroom



Rent

£55,000 pax



Size

697.28 sq m (7,505 sq ft)



Location

Lincoln, LN5 8EL



Property ID

#6890/2024I

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)

Surveyor

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07929 105394

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Property

The property comprises a newly refurbished motor trade premises, with prominent return glass frontage to South Park Avenue.

At ground floor level there is a showroom and associated office/staff/WC facilities. The showroom benefits from a suspended ceiling with inset LED lighting, air conditioning and tiled flooring.

The property has a vehicle workshop/staff/WC facilities and further sales area at lower ground floor level. The workshop has separate vehicle and pedestrian access, accessed from Kingsway.

There is a further sales area, office and stores at first floor level, accessed by an internal stairway.

Externally, the property has a large forecourt area fronting South Park Avenue, together with a loading area to the rear off Kingsway. This area amounts to 0.02 ha (0.05 acres).

The Landlord may also consider making available the additional area edged in blue on the site plan. This provides prominent busy main road frontage for the display of some 20 plus vehicles, in addition to the main showroom and forecourt frontage at the junction of South Park Avenue and Kingsway.

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	571.77	6,154
First Floor	93.20	1,003
Garage	32.31	348
Total GIA	697.28	7,505

Energy Performance Certificate

Rating: D76

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents 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 lessees 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 Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. 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 Car Showroom use falling within Sui Generis of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority:	City of Lincoln Council
Description:	Car Showroom and Premises
Rateable value:	£38,000
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

£55,000 per annum exclusive

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.

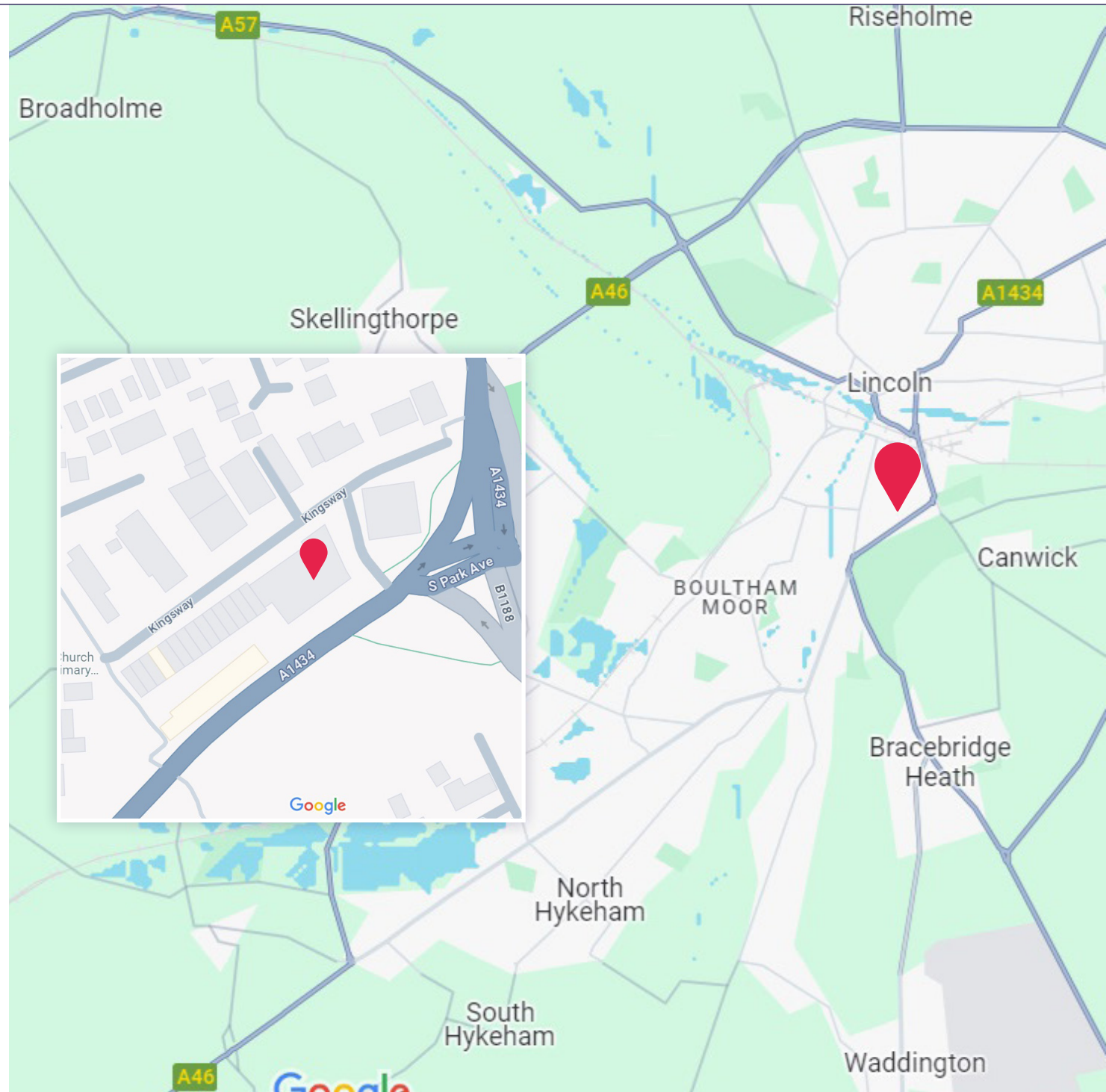
Location

The property is located fronting South Park Avenue with access off Kingsway to the rear, to the south of Lincoln City Centre.

The surrounding area comprises largely densely populated residential, with other commercial occupiers interspersed including East Midlands Ambulance Service, Lincoln City Centre Police Station and Bluebird Care Lincoln.

The property further benefits from excellent road links to the A15, A46 and B1188. The accessibility has been further improved, with the completion of the Eastern Lincoln bypass located within close proximity.

Lincoln is the administrative and main shopping centre for the County of Lincolnshire, with an estimated urban population of circa 130,000 and a catchment of 545,000, generating an estimated total catchment spend of close to £1 billion per year. It is recognised as one of England's finest Cathedral Cities, attracting over 3 million tourists every year.







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