



**Unit 6 Hykeham Green Shopping Centre, Lincoln Road,
North Hykeham, LN6 8NH**

#170-U6/2023F

Unit 6 Hykeham Green Shopping Centre

Lincoln Road, North Hykeham, LN6 8NH



Agreement

To Let



Detail

Retail Premises



Rent

£13,450 pax



Size

59.95sq m (645 sq ft)



Location

North Hykeham, LN6 8NH



Property ID

#170-U6/2023F

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

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Property

A prominent single storey ground floor retail unit with potential for a variety of uses, subject to planning.

Having previously accommodated Cooplands Bakery, the property benefits from 3 phase electricity and a kitchen, staff room and WC facilities towards the rear.

There is ample on-site customer car parking available with staff car parking to the rear of the property.

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
Total GIA	59.95	645

Energy Performance Certificate

Rating: C59

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: North Kesteven District Council
Description: Shop and Premises
Rateable value: £12,500
UBR: 0.512
Period: 2023-2024

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 assignment of an existing full repairing and insuring lease for a term expiring 14th June 2024. Alternative consideration will be given to a new letting for a term and rent to be agreed.

Rent

£13,450 per annum exclusive

Service Charge

A service charge is payable by all occupiers to cover the upkeep and maintenance of the common areas. Details will be provided on request.

VAT

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

Legal Costs

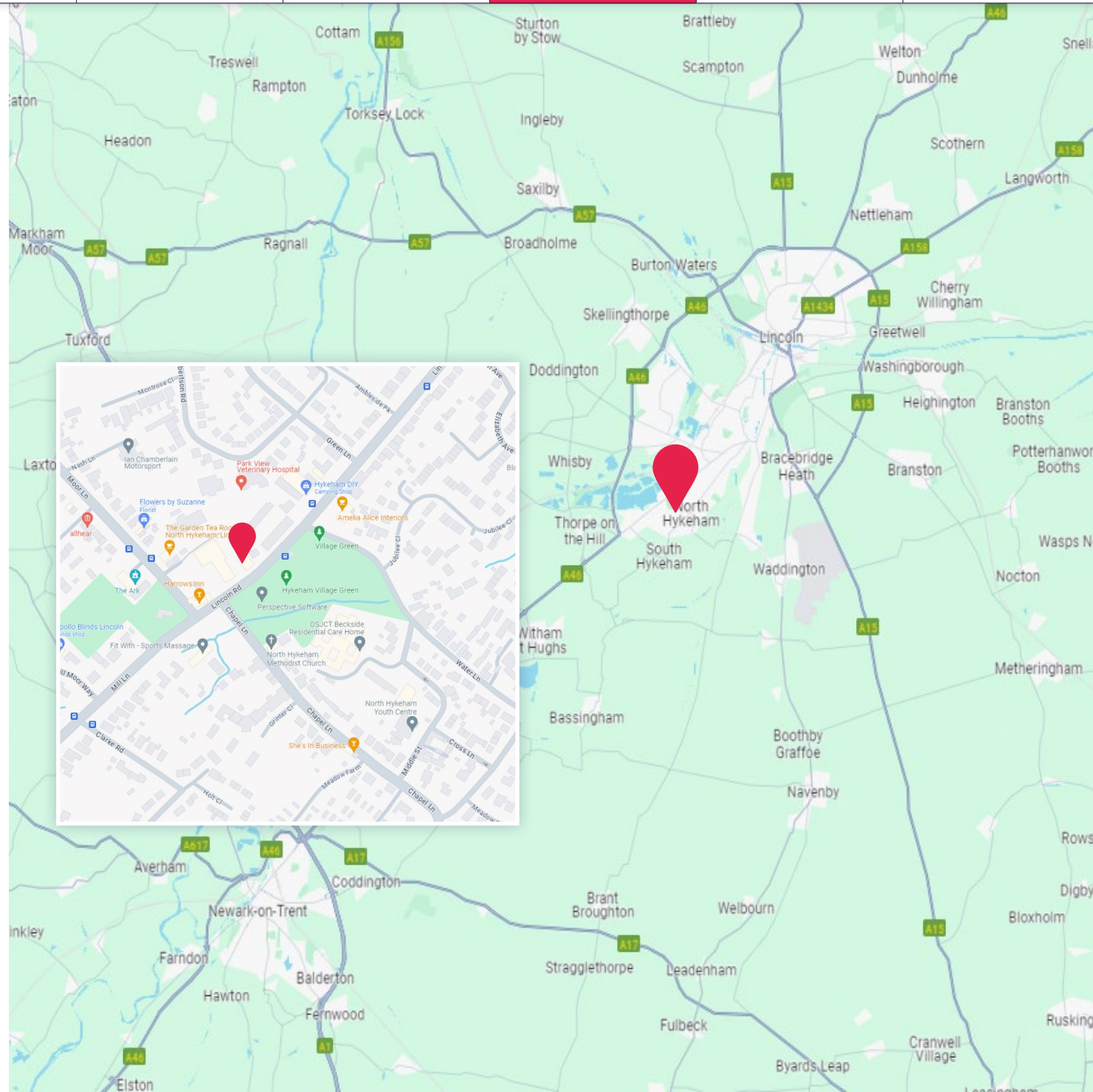
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The property is situated on Hykeham Green Shopping Centre which is located on Lincoln Road, within the busy North Hykeham area. North Hykeham is a large town lying approximately 5 miles to the north of Lincoln city centre.

It offers a good range of shopping and educational facilities and is a popular residential location. The A46 Lincoln bypass is located a short distance to the south.

Hykeham Green Shopping Centre comprises 8 retail units including the Co-op Foodstore and pharmacy, Betfred, a hair salon, opticians and food takeaway.









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