

Unit 1, Free School Lane, Lincoln LN2 1EY

#365/2024L



# UNIT 1, FREE SCHOOL LANE

LINCOLN, LN2 1EY



For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON BA (Hons) Surveyor jasper.nilsson@eddisons.com 07929 105395 01522 544515



OVERVIEW

**DESCRIPTION** 

LOCATION

**IMAGES** 

PLANS

## **Property**

The property comprises a small ground floor retail unit with full width timber framed glazed frontage and a staff room/kitchen to the rear with an easily accessible WC.

Internally, the property is finished to a good standard with wood/ vinyl flooring with painted plastered walls and ceiling.

#### 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 <sup>2</sup>
Retail	56.96	613
Storage	1.45	15
Kitchen	8.12	88
Total NIA	66.53	716

# **Energy Performance Certificate**

Rating: B46

#### **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 Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

£13,000
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

£14,000 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.

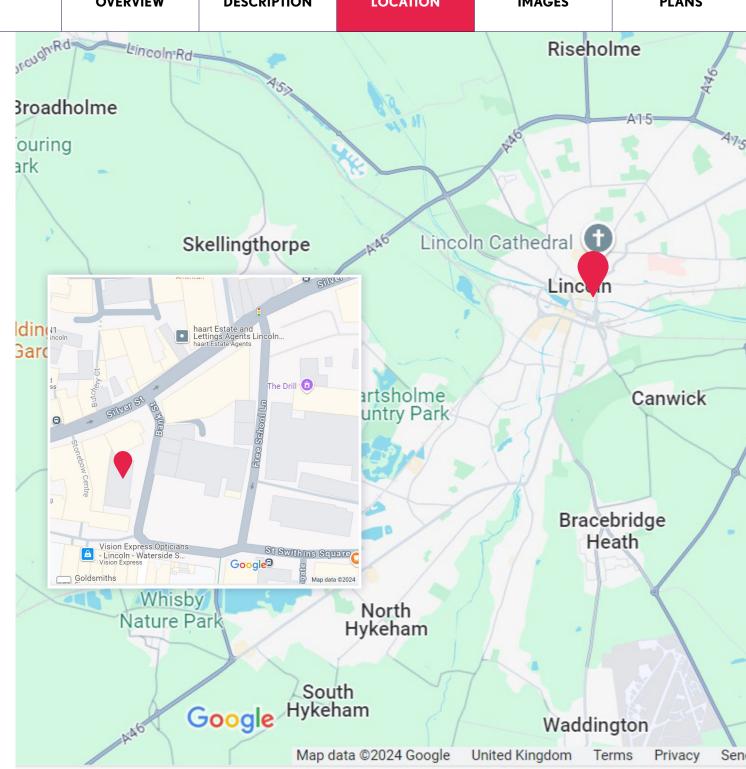
Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute 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.

# Location

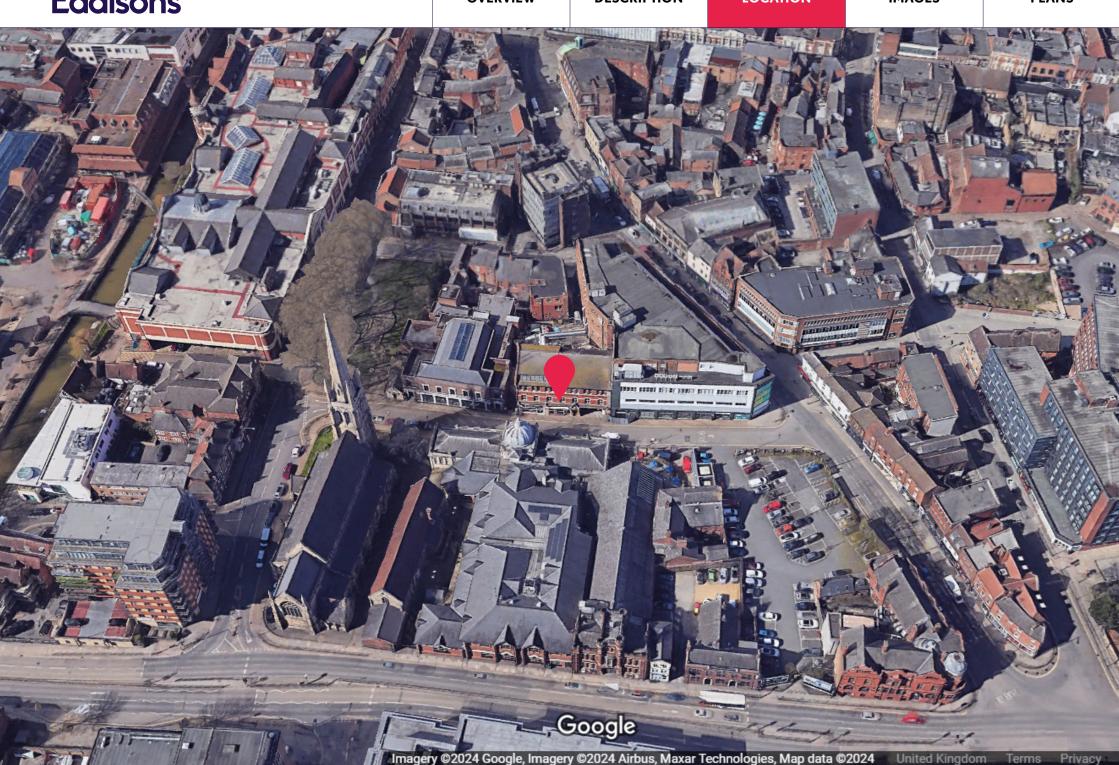
The unit enjoys a central location on Free School Lane in Lincoln City Centre, about 200 metres to the east of the High Street and 100 metres north of the Cornhill Quarter.

Lincoln is the administrative and major shopping centre within the county of Lincolnshire, with an urban population of 130,000 and a total catchment population of 545,000, generating a total comparison goods expenditure of over £985 million.

It is also a growing University city with over 15,000 student and academic staff based at the city's main campus, lying to the east of the city centre, a short walk from the Cornhill Quarter, contributing an estimated £250 million to the local economy.



Eddisons OVERVIEW DESCRIPTION LOCATION IMAGES PLANS

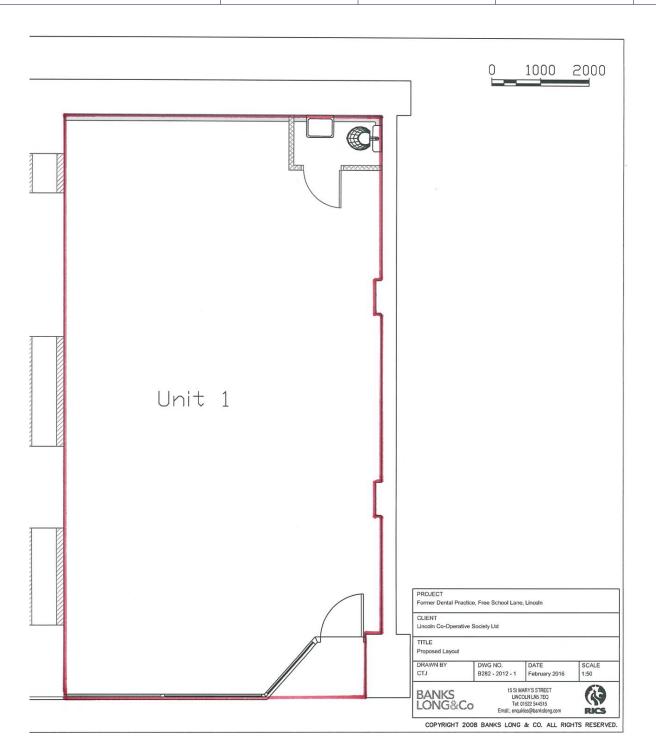












**IMAGES** 

**PLANS** 

Eddisons Overview Description Location IMAGES PLANS

