

RETAIL/CAFE UNIT

TO LET



**Unit 1, Free School Lane, Lincoln
LN2 1EY**

#365/2024L/2025A

Eddisons

UNIT 1, FREE SCHOOL LANE

LINCOLN, LN2 1EY



Agreement

To Let



Detail

Retail/Cafe Unit



Rent

£14,000 pax



Size

66.53 sq m (716 sq ft)



Location

Lincoln, LN2 1EY



Property ID

#365/2024L/2025A

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)

Surveyor

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07929 105395

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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 and 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 ²
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
Rateable Value: £13,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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.

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 students 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.









