



Unit 14 Birchwood Shopping Centre, Jasmin Road, Birchwood,
Lincoln, LN6 0QB

#306-14/2023G

Unit 14 Birchwood Shopping Centre

Jasmin Road, Birchwood, Lincoln, LN6 0QB



Agreement

To Let



Detail

Retail Unit



Rent

£16,000 pax



Size

94.76 sq m (1,020 sq ft)



Location

Lincoln, LN6 0QB



Property ID

#306-14/2023G

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

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Property

The property comprises a ground floor retail unit with a glazed return frontage.

Internally the unit has been fitted out to a respectable standard, with painted plaster walls and ceilings and carpeted floor. There is an accessible toilet and kitchen area towards the rear of the property.

The property also benefits from having internal roller shutters and rear access to the service yard behind.

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	94.76	1,020

Energy Performance Certificate

Rating: D84

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)

Rates

Charging Authority: North Lincolnshire District Council
Description: Shop and Premises
Rateable value: £16,500
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 effective full repairing and insuring lease for a term to be agreed.

Rent

£16,000 per annum exclusive

Service Charge

A service charge is payable by all the occupiers to cover the upkeep and maintenance of the common parts.

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 occupies a central and accessible location on the Birchwood Shopping Centre, Lincoln, one of the largest and most popular neighbourhood shopping centres to the south of Lincoln city centre. It services the extensive Birchwood/Skellingthorpe Road / Doddington Road residential areas and is located only a short distance from the A46 Bypass which provides easy access to Newark and the A1.

The centre is anchored by a Co-op Supermarket and pharmacy, other occupiers include Poundstretcher and Cooplads Bakery, as well as numerous local retailers and takeaways.





