

RETAIL UNIT WITH FIRST FLOOR OFFICE SPACE

TO LET



Unit 2, Birchwood Shopping Centre, Birchwood, Lincoln
LN6 0QB

#307-2/2025B

Eddisons

UNIT 2, BIRCHWOOD SHOPPING CENTRE

BIRCHWOOD, LINCOLN, LN6 0QB



Agreement

To Let



Detail

Retail unit with first floor office space - available as a whole or in part



Rent

£18,000 - £32,500 pax



Size

91.57 - 226.88 sq m
(985 - 2,442 sq ft)



Location

Lincoln, LN6 0QB



Property ID

#307-2/2025B

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

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Surveyor

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Property

The property comprises a mid-terrace ground floor retail unit and first floor office space, with a glazed return frontage, within a popular neighbourhood retail centre.

On the ground floor, the unit has been fitted out to a good standard with carpet, painted plastered walls and suspended ceiling.

The premises have two large first floor offices, which are finished with carpet, painted plastered walls and mounted lighting. There is also an option of an additional third office, which is of a similar finish.

The retail part of the property benefits from an internal roller shutter and rear access to the service yard.

Free parking is available on site by way of parking permits.

This property is available as a whole or in part.

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
Unit 2	91.57	985
First Floor Office 1	43.89	472
First Floor Office 2	42.52	458
First Floor Office 3	48.9	527
Total NIA	226.88	2,442

Energy Performance Certificate

Rating: B50

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: Unit 2 - Access & Training Centre
FF Office 3 - Shop and Premises
Rateable value: Unit 2 - £16,000
FF Office 3 - £5,500

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.

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.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

Retail Only - £18,000 per annum exclusive

Retail & Offices - £32,500 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

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

Legal Costs

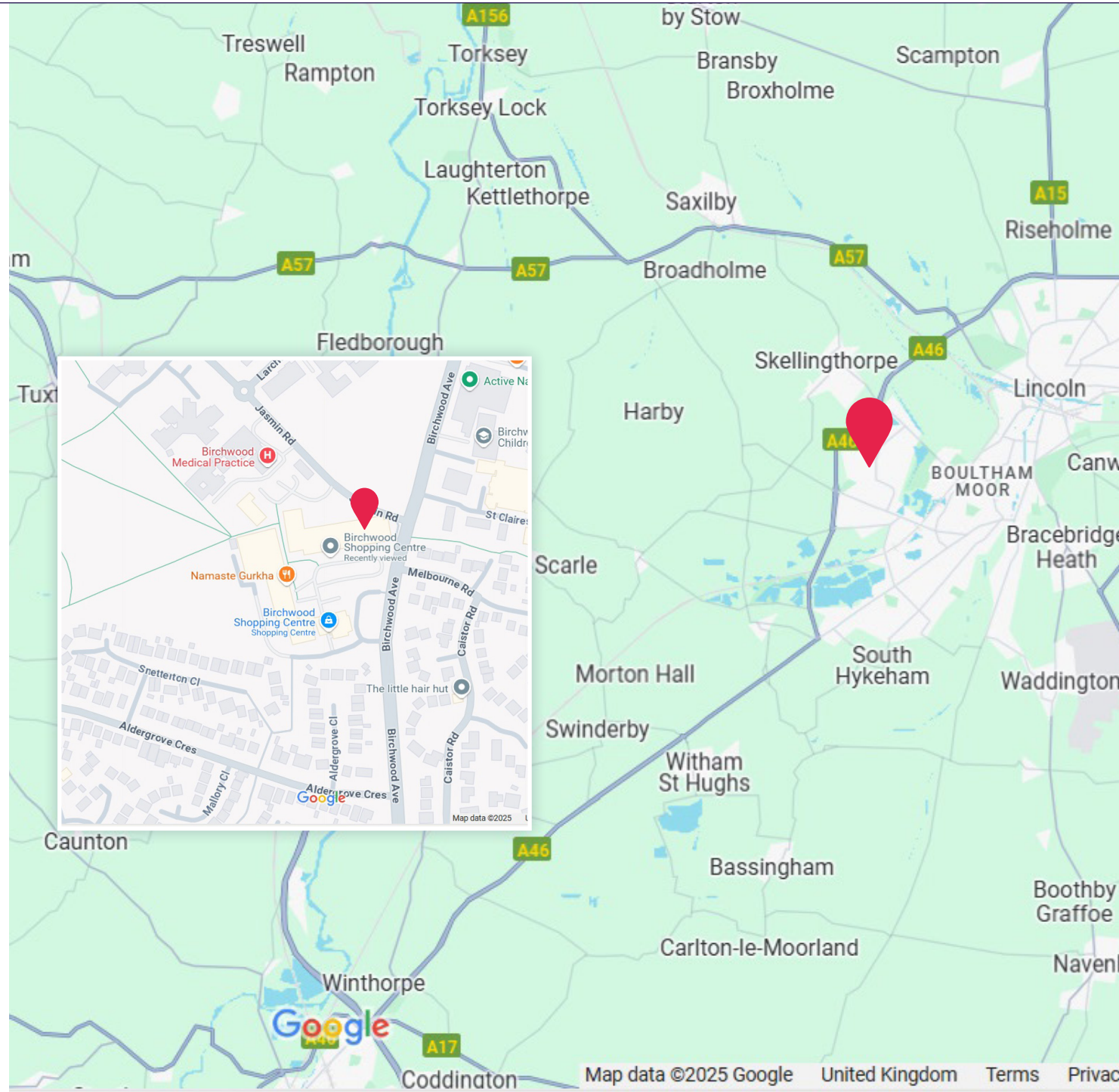
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The property occupies a central and accessible location on the Birchwood Shopping Centre, one of the largest and most popular neighbourhood shopping centres to the south of Lincoln City Centre.

Birchwood Shopping Centre 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 shopping centre is anchored by a Co-op supermarket and pharmacy. Other occupiers include Poundstretcher and Cooplands Bakery, as well as numerous local retailers and takeaways.





Google



Unit 2, Birchwood Shopping Centre, Jasmin Road, Lincoln, LN6 0QB

