



**Retail Warehouse - Unit 20, The Carton Centre,
Lincoln, LN2 4UX**

#380-20/2023H

Retail Warehouse - Unit 20, The Carlton Centre

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Agreement

To Let



Detail

Warehouse- located on the largest commercial and retail development north of Lincoln City Centre.



Rent

£125,000 pax



Size

GF GIA 795.53 sq m
(8,563sq ft)
Mezzanine 153 sq m
(1,647 sq ft)



Location

Lincoln, LN2 4UX



Property ID

#380-20/2023H

For Viewing & All Other Enquiries Please Contact:

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Property

A substantial semi detached retail warehouse unit occupying a prominent location in the north western corner of this popular and well regarded retail park and neighbourhood centre, situated to the north of Lincoln City Centre. The unit next door is occupied by Dunelm.

The unit provides pedestrian access from the car park to the front and servicing access from the rear. The unit benefits from the shared use of around 460 car parking spaces within the development. Internally the unit has been fitted out in a standard retail warehouse specification, with a solid tiled floor, block painted walls within the sales area and there is a mezzanine to the rear providing storage and staff facilities.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following gross internal floor areas.

Area	m ²	ft ²
Ground Floor	795.53	8,563
Mezzanine/First Floor	153	1,647
Total GIA	948.53	10,210

Energy Performance Certificate

Rating: B45 Expires 14/2/2032

Services

We understand that mains water, gas, 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(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: City of Lincoln Council
Description: Retail Warehouse and Premises
Rateable value: £81,000
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 unit is available on a new lease for a minimum of 10 years, subject to 5 yearly upwards only rent reviews.

The lease will be drawn on the equivalent of Full Repairing and Insuring terms subject to a two stage service charge. Further details are available on request.

Rent

£125,000 per annum exclusive

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

Unit 20 is prominently situated within the Carlton Centre, the largest commercial and shopping destination to the north of Lincoln City Centre, with over 10,000 people living within easy walking distance. There are just over 46 car parking spaces serving the development.

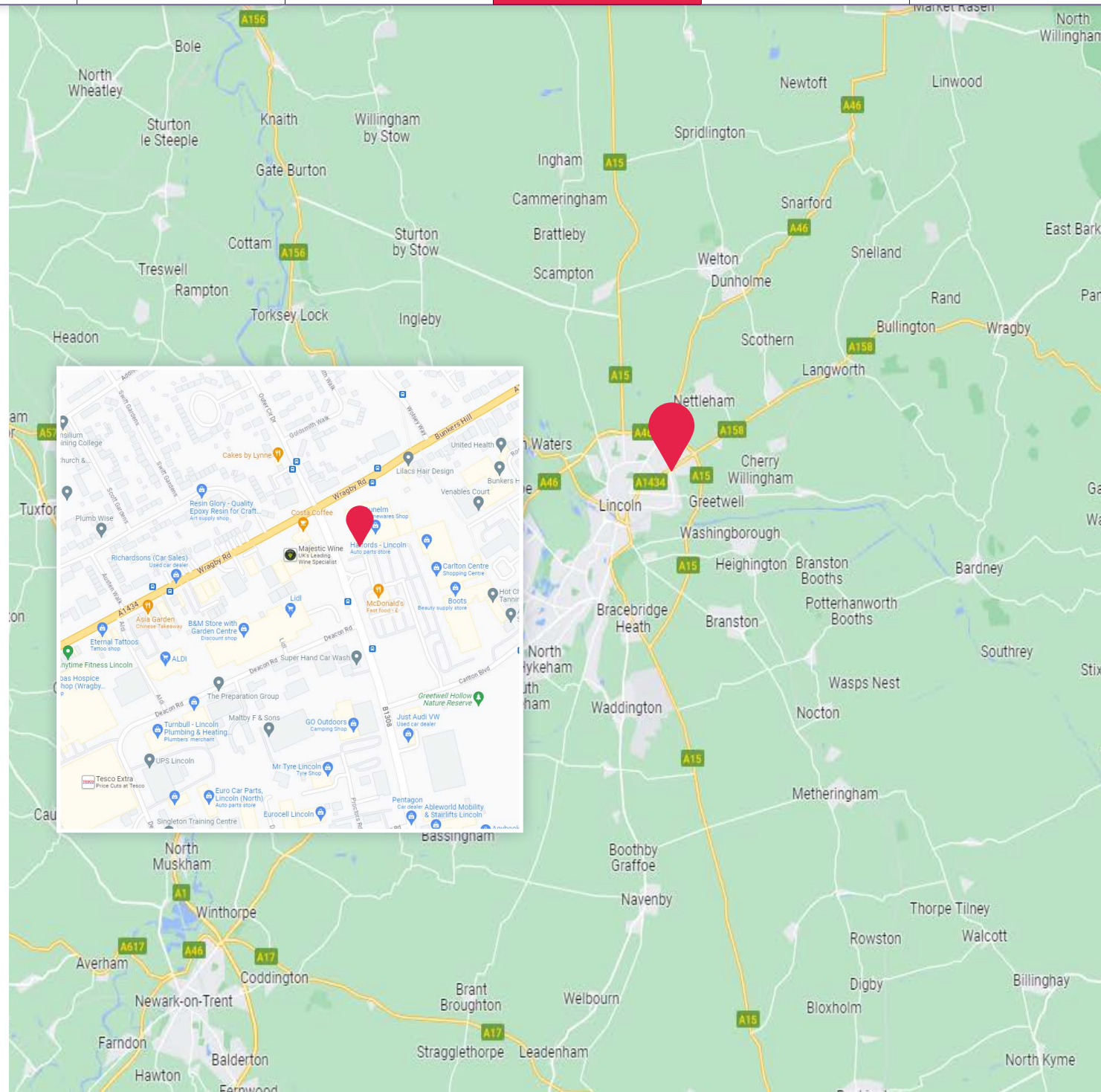
The shopping catchment covers the whole uphill area of the city and the numerous large and affluent villages to the north and east, including Nettleham and Welton.

Current occupiers within the retail park include The Pet Vet, Dunelm, Pets at Home, Poundstretcher, Boots, McDonalds, Shoezone, Costa and Peacocks. Occupiers within the neighbourhood element of the centre include a Lincolnshire Co-operative Store, Cooplands, Yorkshire Building Society, Co-op Travel Care and Betfred.

Other nearby occupiers immediately to the west include, Lidl, B&M, JYSK, Majestic Wine, Sue Ryder, Tesco Superstore, Costa Drive Thru.

The Carlton Centre is located approximately 2 miles to the north of the City Centre on Outer Circle Road, which forms part of the City's inner ring road.

Lincoln is one of England's finest cathedral cities. It is the administrative and major shopping centre within the county of Lincolnshire. It has a population catchment of circa 543,367 and an established total attachment spend of £784.40 million. It is also a growing University city with close to 15,000 students and academic staff based at the main campus in the city centre, contributing to an estimated £250 million to the local economy.









Lincoln - Carlton Centre

