Unit 3, 275 Newark Road, North Hykeham,
Lincoln, LN6 8QE

#173/2021F

BANKS LONG&Co

Large, newly refurbished retail unit

Lincoln LN6 8QE

Agreement	Detail	Rent	Size	Location	Property ID
To Let	A large newly refurbished single storey retail unit with potential for alternative use	£16,500 p.a.	99.4 sq m (1,070 sq ft)	Lincoln, LN6 8QE	#173/2021F

For Viewing & All Other Enquiries Please Contact:

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Property

A large newly refurbished single storey retail unit, with potential for a variety of uses, subject to planning.

On site customer car parking is also available to the rear.

The unit is identified outlined in red on the plan on these particulars, for identification purposes only.

EPC: C58

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice we calculate that it has the following floor area:

Area	m^2	ft^2
Ground Floor	99.4	1,070
Total GIA	99.4	1,070

Services

We understand that mains electricity, water and drainage are available and connected to the property. Interested parties should make their own enquiries within the relevant suppliers.

Town & Country Planning

The property has consent for a wide variety of uses, falling within Class E (Commercial, Business & Service Uses) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

The property is suitable for a wide range of commercial uses, including retail, showroom, health and fitness, and hot food takeaway.

Rates

Charging Authority: North Kesteven District Council
Description: Shop and Premises
Rateable value: £15,000
UBR: 0.512
Period: 2022-2023

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 To Let by way of a new lease on effectively Full Repairing and Insuring terms.

Rent

The unit is available at a rent of **£16,500 per annum exclusive**

Service Charge

A service charge is payable by all occupiers to cover the upkeep and maintenance of the common areas. Please contact the agents for further details.

VAT

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

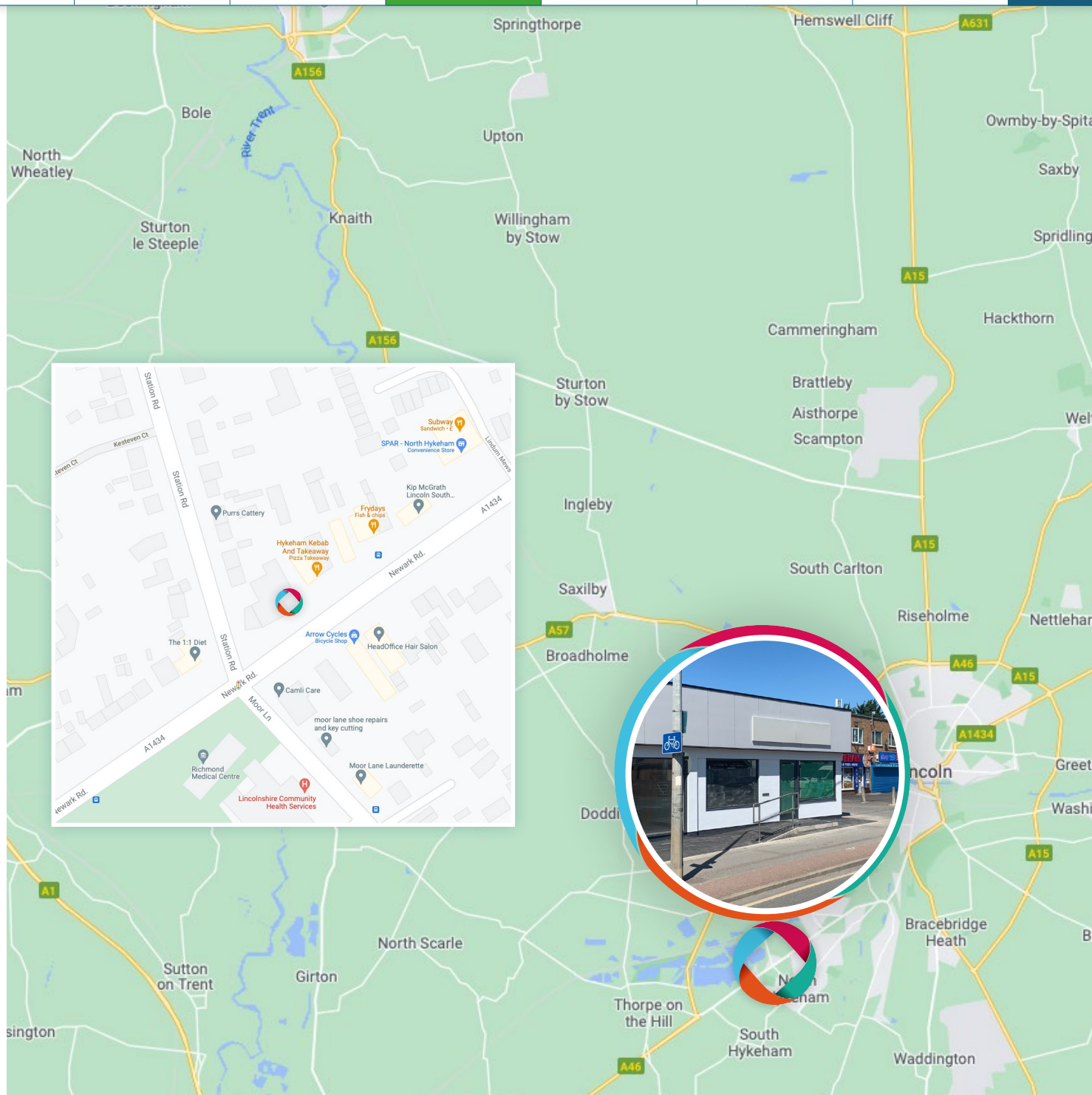
Legal Costs

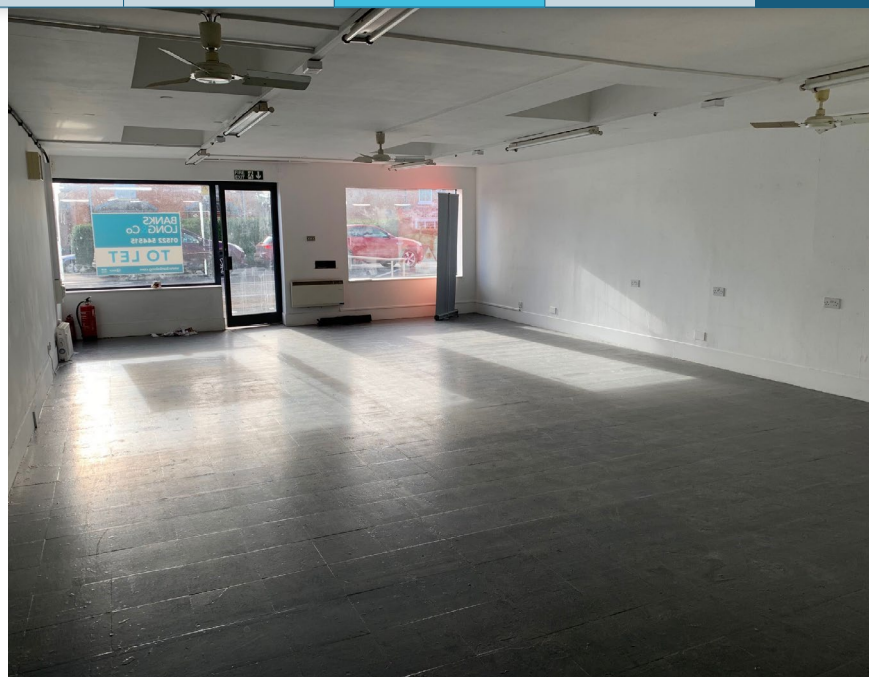
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

North Hykeham is a town on the outskirts of the city of Lincoln, which lies about 5 miles to the north. It offers a good range of shopping and educational facilities and is a popular residential location. The A46 Lincoln bypass, and dual carriageway to Newark, where access is available onto the A1, is located about 2 miles to the south.

The property is situated on Newark Road, close to the busy Station Road junction. Within the locality are multiple businesses including a hot food takeaway, Spar Convenience Store, hairdressers and bike shop. About 1/3 of mile to the north is an Asda Superstore.

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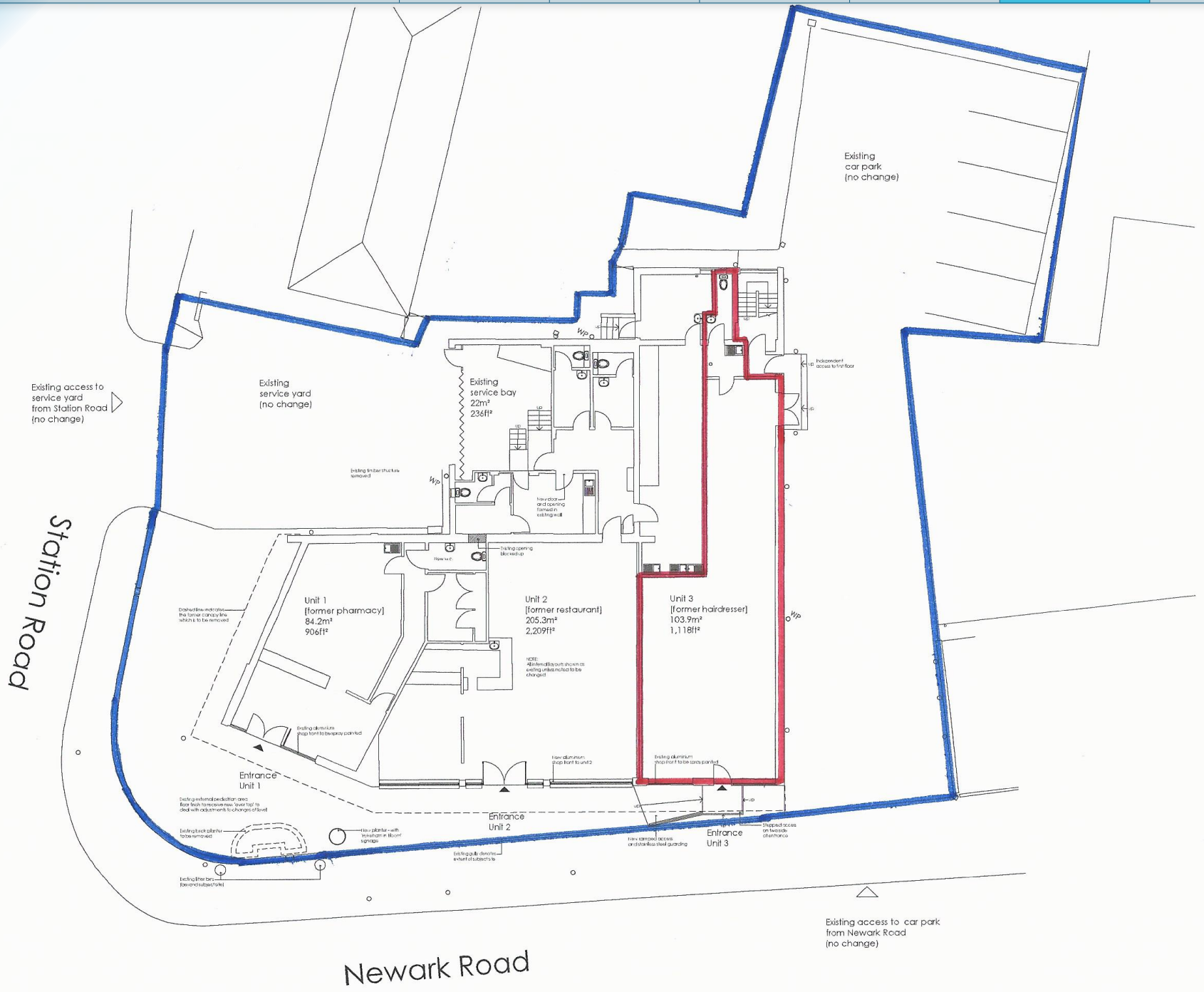

PROPOSED GROUND FLOOR PLAN

BANKS LONG&Co

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