



Unit 3A Birchwood Shopping Centre Lincoln, LN6 0QB

#307-03/2023F

Unit 3A Birchwood Shopping Centre

Lincoln, LN6 0QB



Agreement

To Let



Detail

First Floor Office Space



Rent

£6,000 pax



Size

48.9 sq m (527 sq ft)



Location

Lincoln, LN6 0QB



Property ID

#307-03/2023F

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON
BA (Hons)
Surveyor

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Property

The property comprises a first floor open plan office space finished with carpeted floors, painted and plastered walls, mounted lighting and shared WC facilities.

The accommodation benefits from a disabled access lift.

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	489	527

Services

We understand that mains 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 Council

Description: Shop and Premises

Rateable value: £5,500

UBR: 0.546

Period: 2024-2025

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

£6,000 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 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. It is located only a short distance from the A46 Bypass, which provides easy access to Newark and the A1.





