

Unit 3A Birchwood Shopping Centre Lincoln, LN6 0QB #307-03/2023F



# Unit 3A Birchwood Shopping Centre

Lincoln, LN6 0QB



For Viewing & All Other Enquiries Please Contact:



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OVERVIEW

**DESCRIPTION** 

**LOCATION** 

IMAGES

PLANS

# **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 <sup>2</sup>	ft <sup>2</sup>
Total GIA	48.9	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**

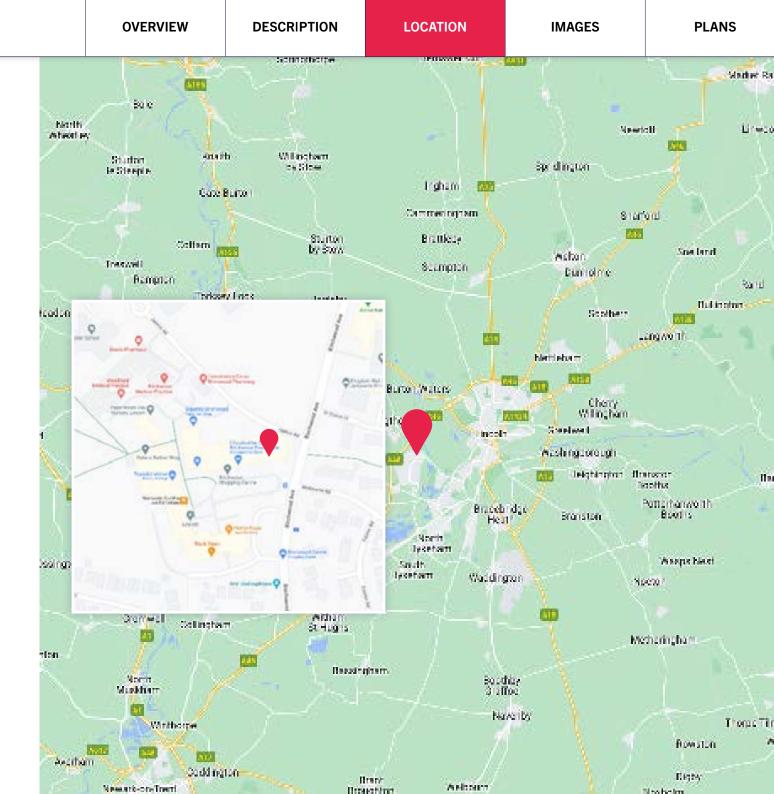
VAT will be charged in addition to the rent at the prevailing rate.

### **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.



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OVERVIEW DESCRIPTION LOCATION IMAGES PLANS

