



**Unit 5, 19 The Green, Nettleham
LN2 2NR**

#139-U5/2024D

Unit 5

The Green, Nettleham, LN2 2NR



Agreement

To Let



Detail

Takeaway Unit



Rent

£12,000 pax



Size

31.71 sq m (351 sq ft)



Location

Nettleham, LN2 2NR



Property ID

#10846/2024D

For Viewing & All Other Enquiries Please Contact:



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Trainee Surveyor

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Property

This property comprises a ground floor takeaway unit laid out to provide a reception counter area at the front, with a kitchen and storage area to the rear. There is also some external storage located near the bin store.

The premises benefits from free customer parking onsite.

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
Main Area	29.37	316
Storage	2.34	35
Total NIA	31.71	351

Energy Performance Certificate

Rating: D61

Services

We understand that mains water, 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 (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).

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

Rates

Charging Authority: West Lindsey District Council
Description: Shop and Premises
Rateable value: £6,900
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

£12,000 per annum exclusive

Service Charge

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

VAT

VAT may 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.

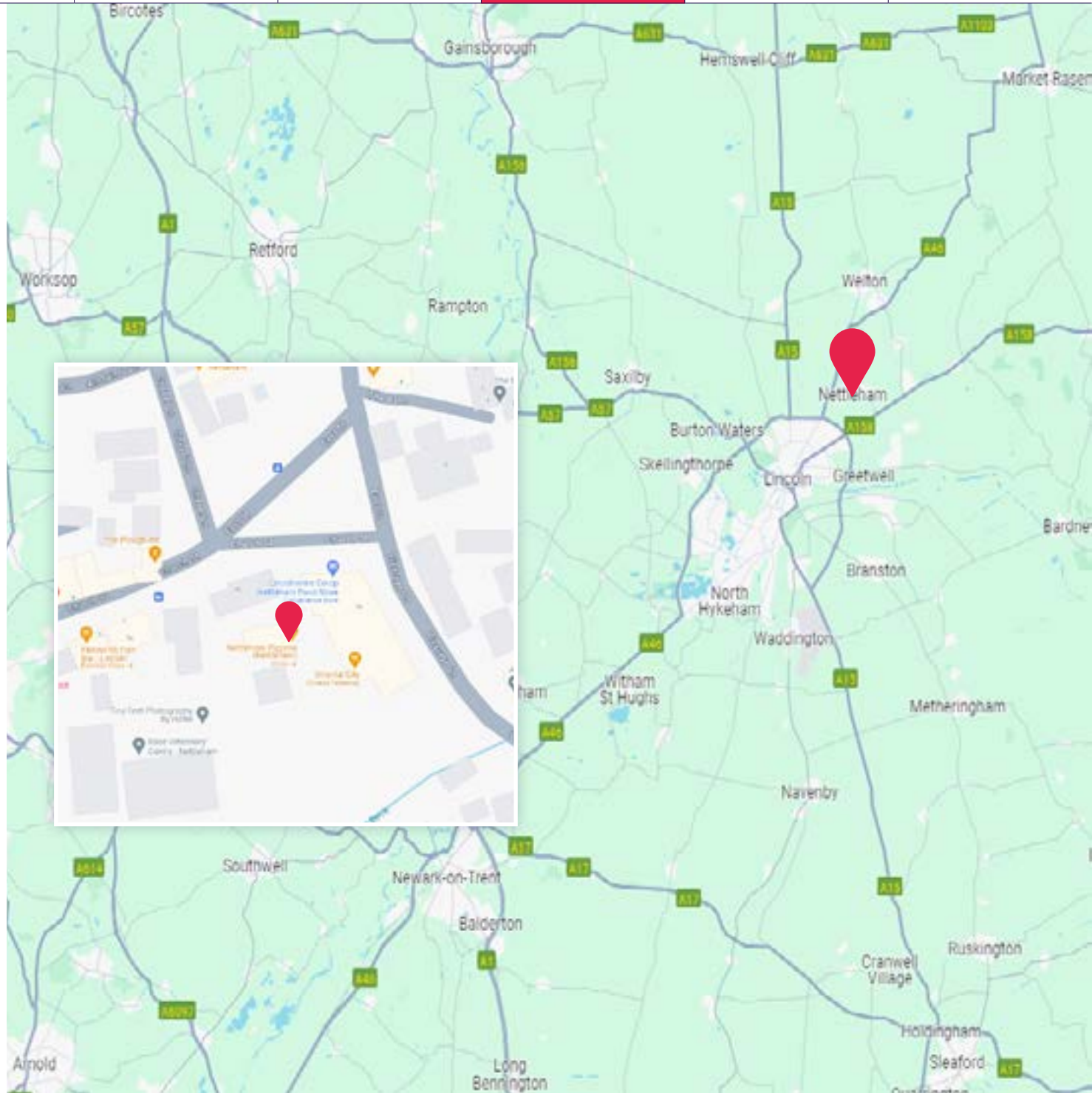
Location

The premises is based within The Green in Nettleham, the commercial epicentre of the very popular village. Adjacent tenants include a Co-operative store, Turkish Barbers, Chinese Takeaway, Grill Takeaway and two public houses nearby.

Nettleham benefits from having a local primary school, large community park and the local rugby club in close proximity. It is located roughly 3 miles north east of Lincoln City Centre.

Lincoln is the administrative shopping centre for the county of Lincolnshire. The city has a resident population of 103,900 (2021 Census) and is ranked fourth in the East Midlands Experian City Centre Rankings behind Nottingham, Derby and Leicester. The city attracts over three million tourists per year, predominately visiting to view the Cathedral, which is recognised as one of the best examples of Gothic architecture in Europe. Lincoln is situated 30 miles north east of Nottingham and 27 miles south west of Scunthorpe.

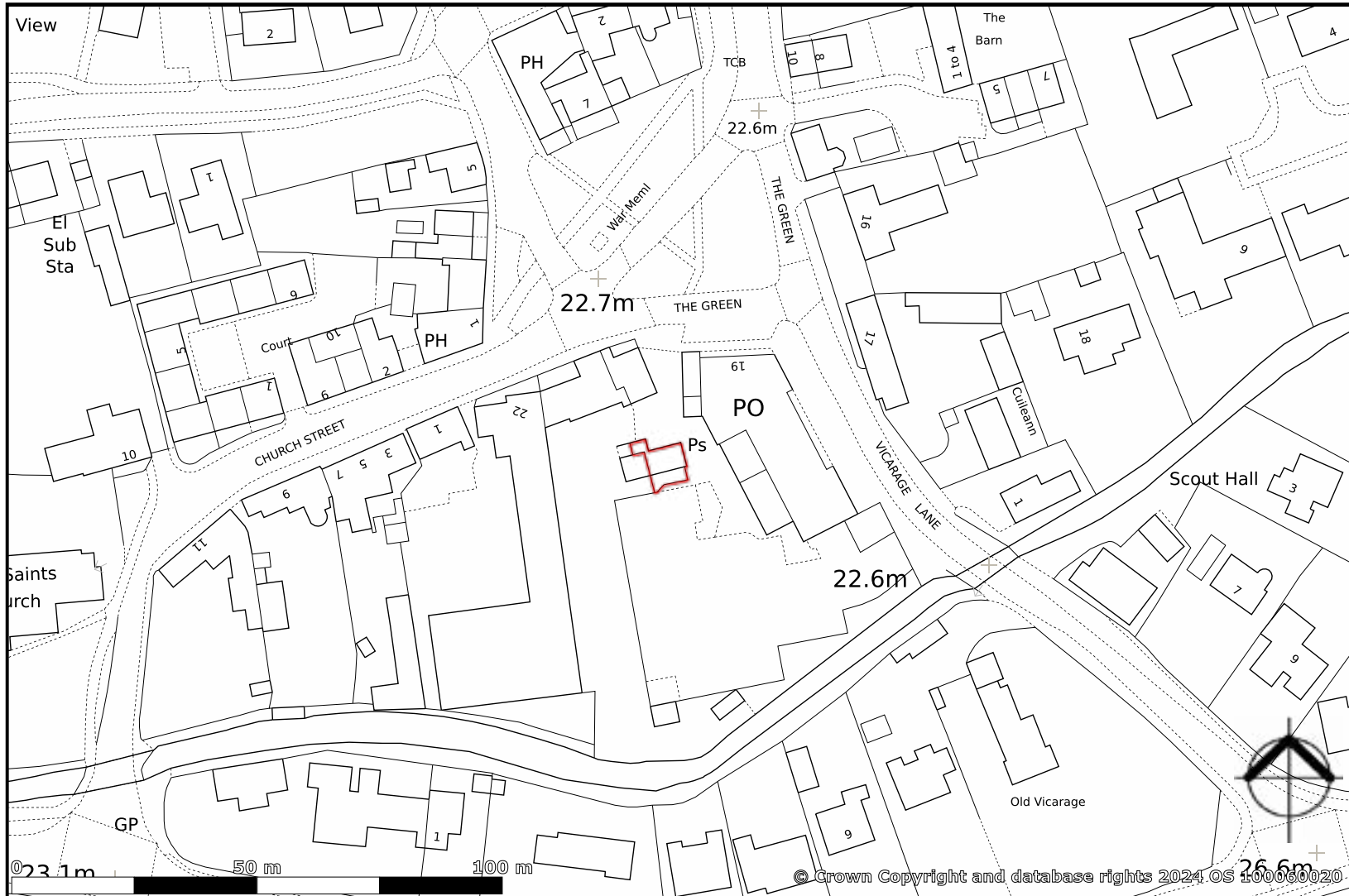
The city enjoys good road links via the A46 leading to the A1 major arterial route and the A15 provides access to Scunthorpe to the north and Peterborough to the south. There is also a train station with a direct route to London King's Cross.







5 The Green, Nettleham, Lincoln, LN2 2NR



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Plotted Scale - 1:1,250