



**Unit 5, Cornhill Pavements, Lincoln
LN5 7HE**

#CQ-8334/2023H

Unit 5, Cornhill Pavements

Lincoln, LN5 7HE



Agreement

To Let



Detail

Retail/Leisure Premises



Rent

£75,000 pax



Size

390 sq m (4,203 sq ft)



Location

Lincoln, LN5 7HE



Property ID

#CQ-8334/2023H

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)

Surveyor

jasper.nilsson@eddisons.com

07929 105 395

01522 544515

Property

The property occupies a prominent location within the Cornhill Quarter redevelopment with frontage onto Exchange Square. At ground floor level, the property comprises a large open plan retail space. The first floor contains WC facilities, storerooms/ offices and an expansive open plan space that would be suitable for restaurant or leisure purposes.

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
Ground Floor Sales	106	1,141
Ground Floor Ancillary	11	115
First Floor Sales	221	2,382
First Floor Ancillary	52	565
Total GIA	390	4,203

Energy Performance Certificate

Rating: C62

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).

Following changes to the Use Classes Order that came into effect on 1st September 2020, Class E now encompasses a number of uses including A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Café), B1 (Business) and D2 (Assembly & Leisure.)

Rates

Charging Authority: City of Lincoln Council
Description: Shop and Premises
Rateable value: To be assessed
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 property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£75,000 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

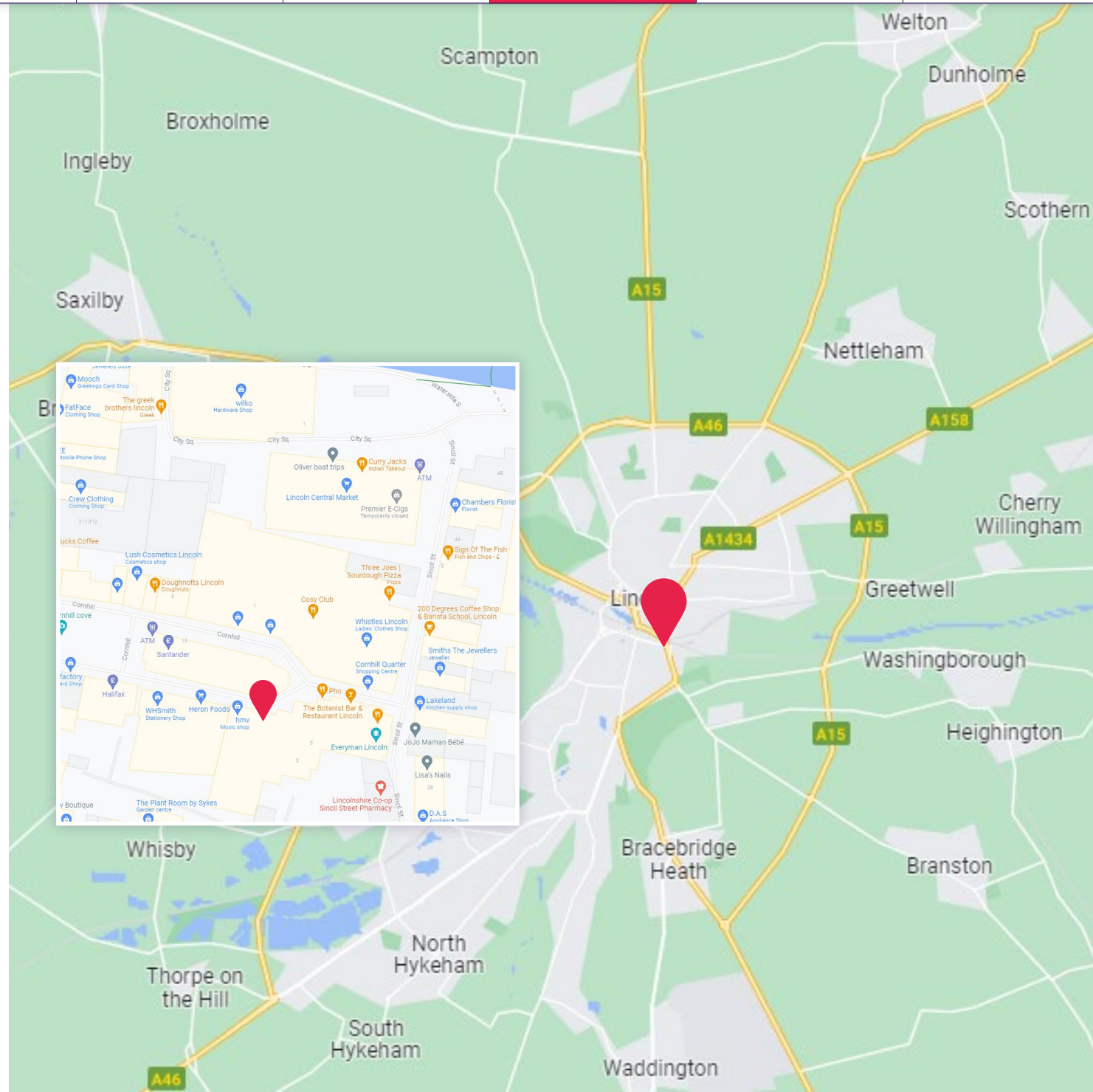
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The Cornhill Quarter is part of a £70m redevelopment aiming to rejuvenate Lincoln's retail offering and city centre, encompassing Sincil Street, City Square and the Corn Exchange. The overall regeneration zone will deliver in excess of 150,000 sq ft of mixed use commercial space and has already accounted for significant improvements to city centre infrastructure links, including a new multi-storey car park and bus station.

The Cornhill Quarter contains a vibrant mix of occupants including restaurants The Botanist and The Cosy Club, national retailers such as Hobbs, Phase Eight, Whistles and HMV, a 4-screen Everyman Cinema and 200 Degrees Coffee.

Lincoln is the administrative centre and largest city in Lincolnshire with an urban population of 130,000 and a total catchment population of 545,000, giving it a total comparison goods expenditure of over £985m

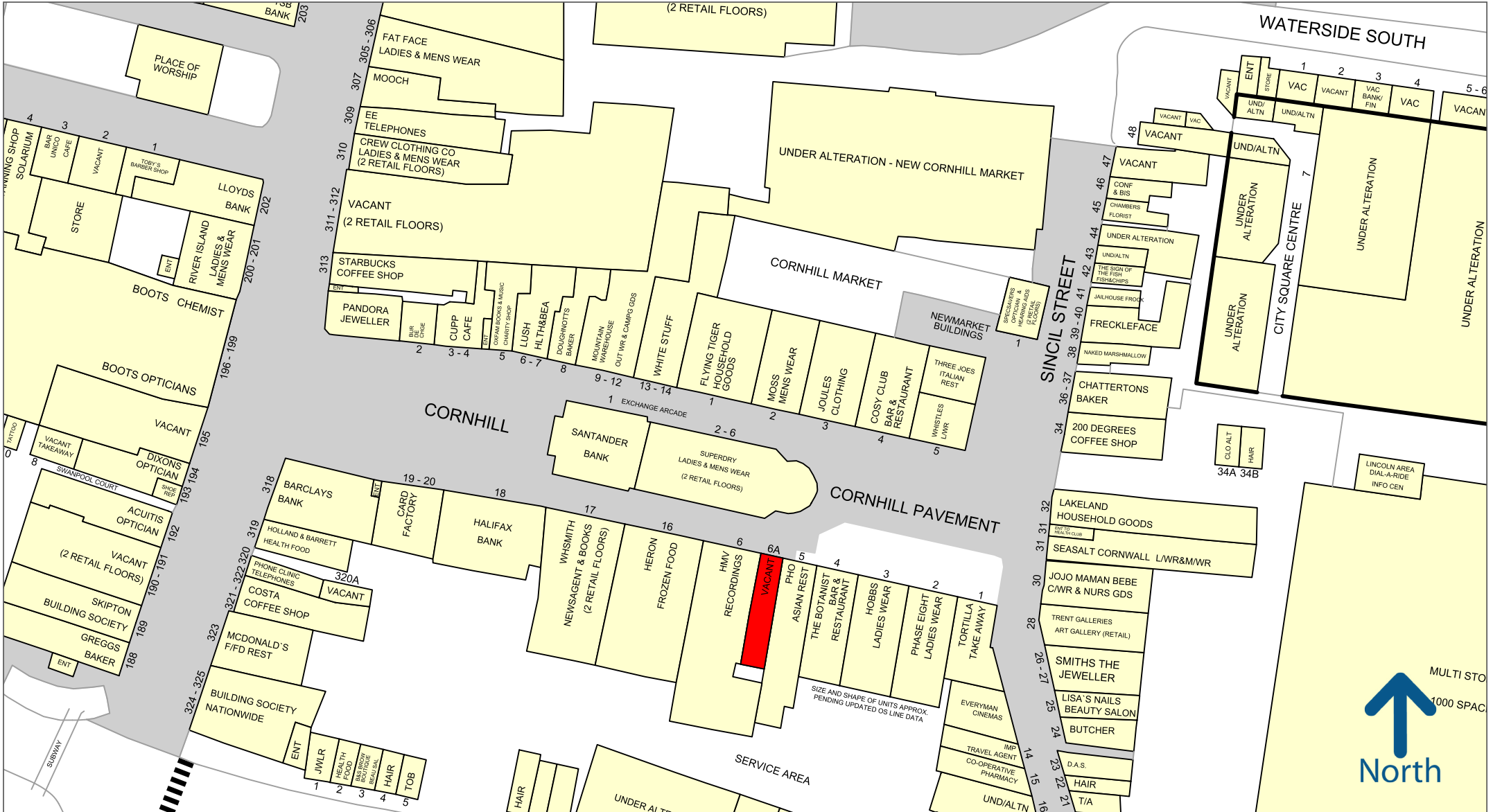








Lincoln



Experian Goad Plan Created: 02/08/2023

Created By: Barker Storey Matthews

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