



Unit 6 Birchwood Shopping Centre Lincoln,
LN6 0QB
#307-03/2023F

Unit 6 Birchwood Shopping Centre

Lincoln, LN6 0QB



Agreement

To Let



Detail

Ground Floor Retail Space



Rent

£14,750pax



Size

69.21 sq m (745 sq ft)



Location

Lincoln, LN6 0QB



Property ID

#307-08/2023F

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON
BA (Hons)
Surveyor

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Property

The property comprises a terraced ground floor retail unit that befittingly overlooks the centre's car park.

Internally the retail unit, previously a sweets and cards shop, is fitted out to a good level. The shop benefits from LED panel lighting and CCTV.

The Unit also benefits from a toilet and staff room area towards the rear.

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 Retail Area | 58.80 | 633 |
| Storage | 10.41 | 112 |
| Total NIA | 69.21 | 745 |

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: £12,250
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 property is available To Let by way of an effective internal insuring lease for a term to be agreed.

Rent

£14,750 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 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, Lincoln. It is one of Lincoln's largest and most popular neighbourhood shopping centres situated about 3 miles to the South West of the City Centre. Birchwood, Skellingthorpe Road and Doddington Road have a vast number of residential areas which allow for an extensive catchment.

Other businesses within the Centre include Co-op Food Store, Co-op Pharmacy, Betfred and a wide range of takeaways. It is located only a short distance from the A46 Bypass, which provides easy access to Newark and the A1.







