Unit 6 Stonebow Centre, 9 Silver Street, Lincoln
LN2 1DY
#359/2023D

Unit 6 Stone Bow Centre

9 Silver Street, Lincoln, LN2 1DY

Agreement	Detail	Rent	Size	Location	Property ID
To Let	Retail Unit	£19,500 pax	91.79 sq m (987 sq ft)	LN2 1DY	#359/2023E

For Viewing & All Other Enquiries Please Contact:

CAMERON MCRAE
BSc (Hons)
Surveyor
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01522 544515

Property

The property comprises a ground floor open plan retail unit which benefits from a full fit out, having previously accommodated a hair and beauty salon. At first floor there is a kitchenette, WC facilities and storage.

Unit 6 forms part of The Stonebow Shopping Centre. The property fronts Silver Street with a large return frontage to The Stonebow Centre. The Centre includes nationwide companies Amplifon and Tui as well as some smaller independent retailers.

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	63.18	680
First Floor	28.61	307
Total GIA	**91.79**	**987**

Energy Performance Certificate

Rating: E122

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: City of Lincoln Council
Description: Shop and Premises
Rateable value: £13,500
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

£19,500 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.

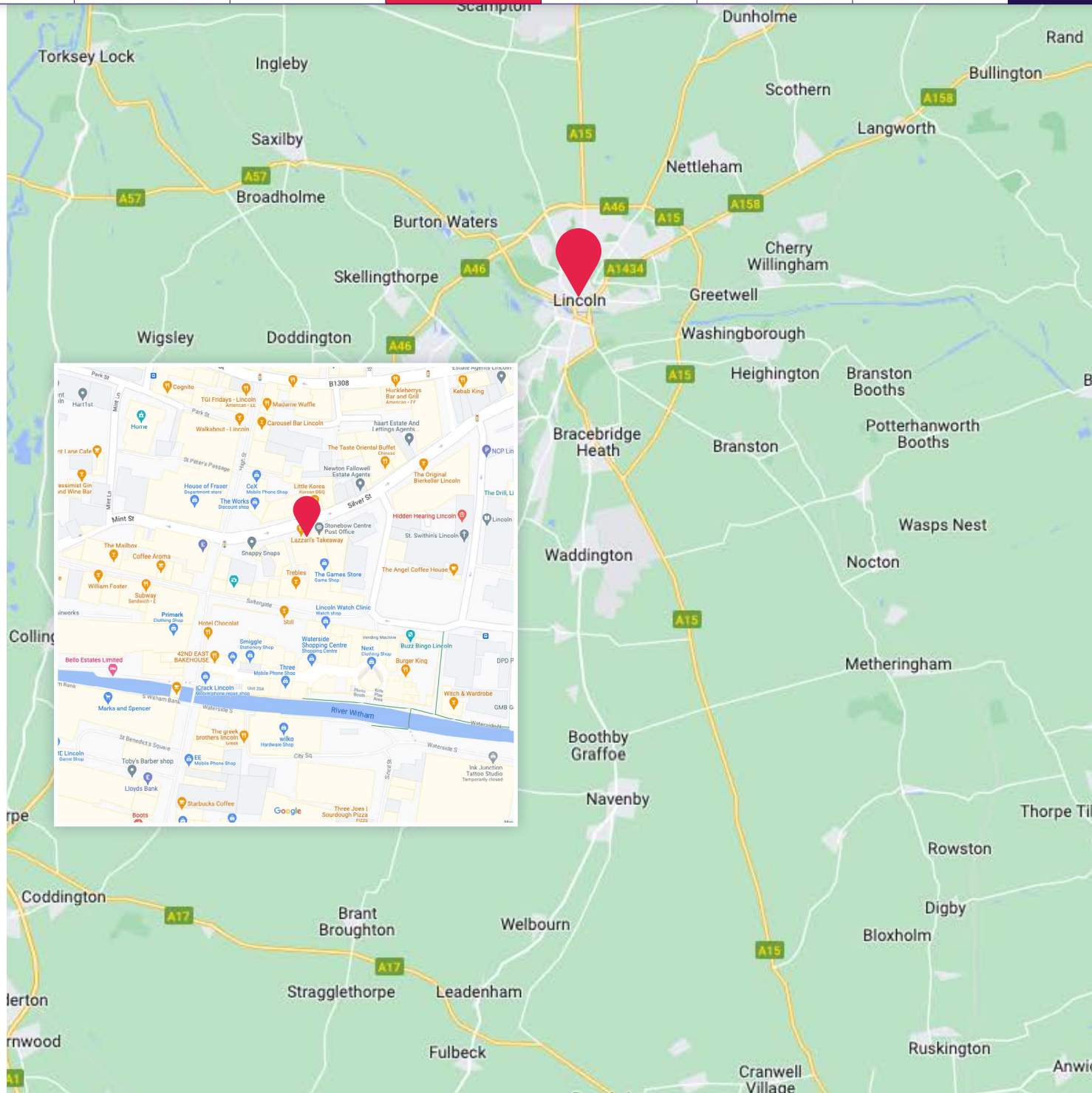
Legal Costs

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

Location

The property is located within the Stonebow Centre in the heart of Lincoln's city centre just a minute's walk from the High Street. The Stonebow Centre features a covered arcade that links Silver Street to the busy pedestrianised Saltergate.

Lincoln is one of England's finest Cathedral cities and the administrative and major shopping centre within the County of Lincolnshire. It has a population of circa 543,367 and an established total catchment spend of £984.40 million. It is also a growing University city with close to 15,000 students and academic staff based at the city's main campus, contributing an estimated £250 million to the local economy.



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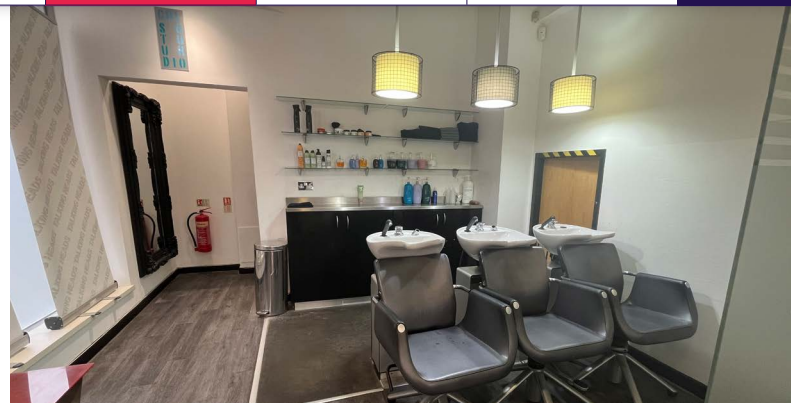

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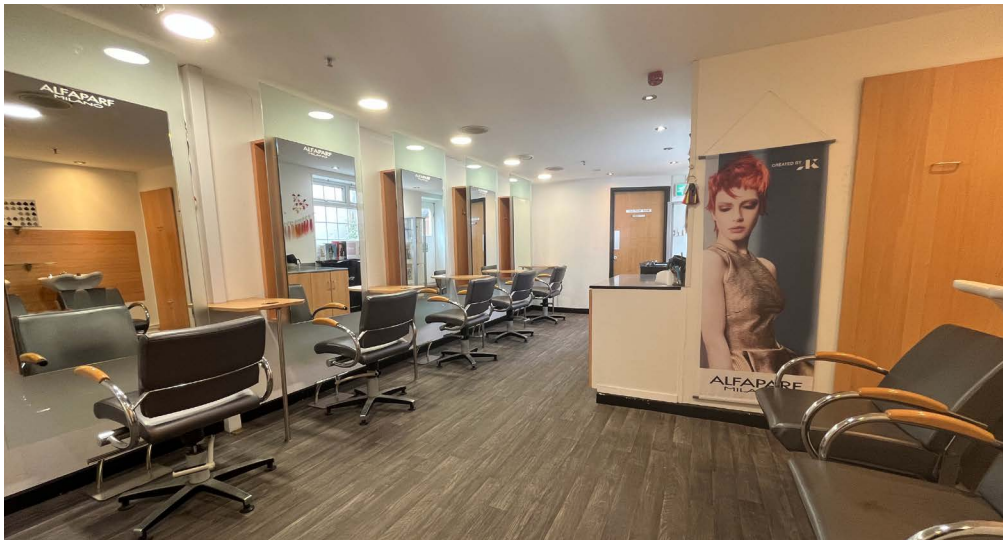
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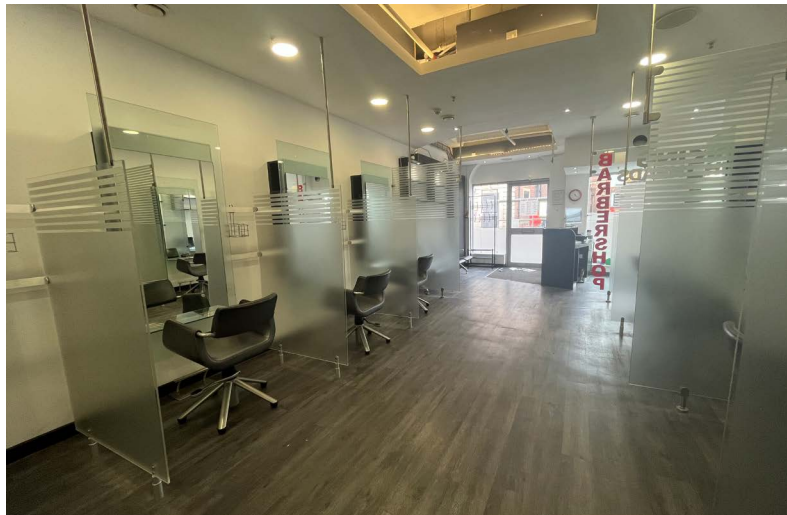
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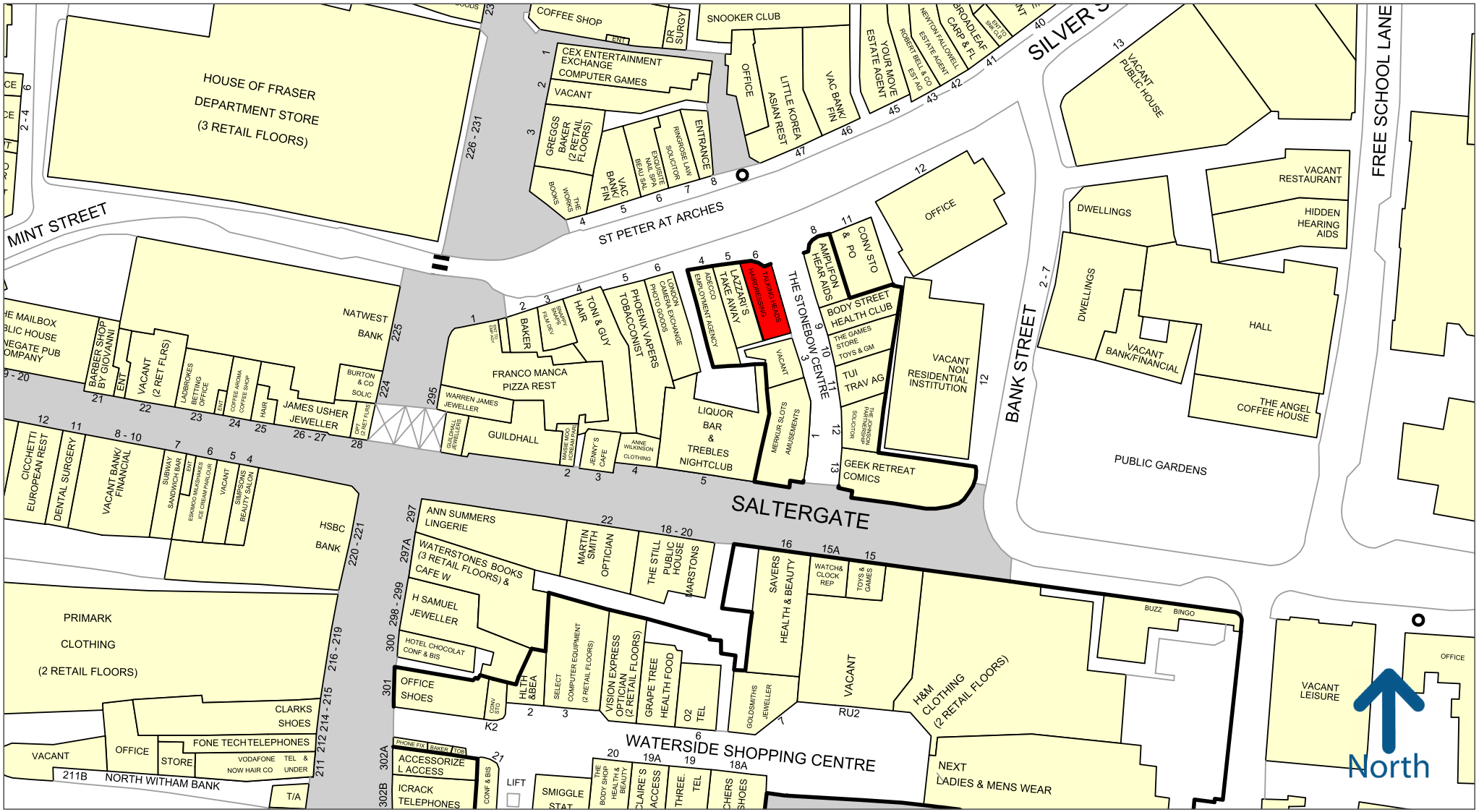

50 metres

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Map data

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