



**Unit 8B The Carlton Centre, Outer Circle Road
Lincoln, LN2 4FJ**

#380-U8B/2024A

Unit 8B The Carlton Centre

Outer Circle Road, Lincoln LN2 4FJ



Agreement

To Let



Detail

Retail Unit



Rent

£57,500 pax



Size

236.4 sq m (2,543 sq ft)



Location

Lincoln, LN2 4FJ



Property ID

#380-U8B/2024

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

jasper.nilsson@eddisons.com

07929 105395

01522 544515

Property

The unit benefits from an attractive glazed frontage and is finished off internally to a shell specification ready for a tenant fit out. The unit is capable of accommodating a mezzanine to further increase the floor space and deliveries are easily accessed via the rear loading facility.

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	221.0	2,378
Ground Floor Store	15.4	165
Total GIA	236.4	2,543

Services

All mains services will be connected and available within the property.

Please note that these will not have been inspected and we would encourage interested parties to make their own enquiries with the relevant service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business and Services Uses) of the Town & 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: £23,000

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 unit is available on a new lease for a minimum term of 10 years, subject to 5 yearly upwards only rent reviews.

The lease will be drawn on the equivalent of Full Repairing and Insuring terms subject to a two stage service charge. Further details are available on request.

Rent

£57,500 per annum exclusive

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

Unit 8B is centrally positioned in a prime location within the Carlton Centre, the largest commercial and shopping destination to the north of Lincoln City Centre, with over 10,000 people living within easy walking distance.

The shopping catchment covers the whole uphill area of the City and the numerous large and affluent villages to the north and east, including Nettleham and Welton.

Current occupiers within the retail park include Dunelm Mill, Halfords, Pets at Home, Poundstretcher, Boots, McDonalds, Shoezone, Costa and Peacocks. Other occupiers within the Neighbourhood Centre to the rear include a Lincolnshire Co-operative Post Office and Convenience Store, Yorkshire Building Society, Co-op Travelcare and Betfred.

Other nearby occupiers include Lidl, B&M, JYSK and Tesco Superstore.

The Carlton Centre is located approximately 2 miles to the north of Lincoln City Centre on Outer Circle Road which forms part of the City's inner ring road.







