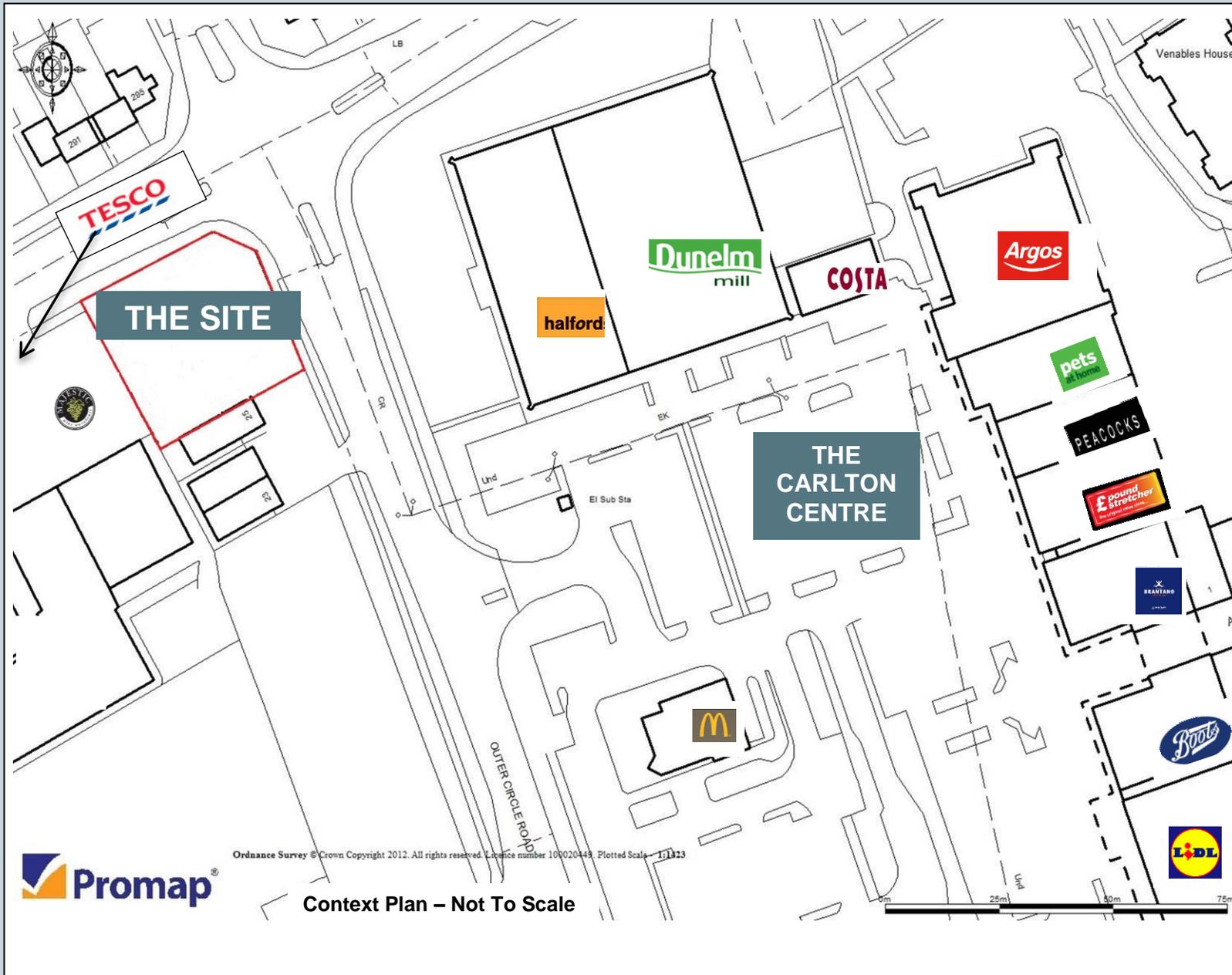


TO LET

OUTSTANDING ROADSIDE RETAIL OR LEISURE DEVELOPMENT OPPORTUNITY WRAGBY ROAD, LINCOLN, LN2 4QD



- ❖ Prime out of town roadside location
- ❖ Opposite The Carlton Centre Retail Park & Neighbourhood Centre
- ❖ Nearby occupiers include Dunelm, Majestic Wine, Halfords, Go Outdoors, Lidl, McDonalds and Tesco Extra
- ❖ Units available up to 5,000 sq ft (STP)
- ❖ New modern building to be constructed to suit ingoing occupier requirement (STP)

ALL ENQUIRIES:

James Butcher or Harriet Hatcher
Tel: 01522 544 515

**BANKS
LONG & Co**

WRAGBY ROAD, LINCOLN, LN2 4PD

LINCOLN

The historic cathedral city of Lincoln is the main administrative and commercial centre in the county of Lincolnshire and one of the major centres within the East Midlands. The city has a population of 119,541 (2011 Census) and a catchment of over 300,000 people.

The city is ranked 4th in the East Midlands Experian City Centre rankings behind Nottingham, Leicester and Derby. The city has a CACI ranking of 60 with an established comparison spend of £231 million and a total catchment spend of £864 million.

Lincoln has seen significant growth and investment in recent years in particular as a result of the increasing popularity of the City of Lincoln University.

LOCATION

The site is situated in an exceptionally prominent location with a main frontage to the A15 Wragby Road and a return frontage to the B1308 Outer Circle Road, to the north east of the city centre. Wragby Road provides the main arterial route into the city centre from the east and has an estimated traffic flow of 20,000 vehicles per day.

The site is located directly opposite the Carlton Centre, a highly successful Retail Park and Neighbourhood Centre, forming the main shopping destination to the north of the city centre. The Park is anchored by Dunelm, Halfords and Argos. Other notable occupiers in the surrounding vicinity include Tesco Extra, Go Outdoors, Majestic Wine and McDonald's.

THE SITE

The exceptionally prominent 0.3 acre corner site, previously provided a home to the Bowl pub, but this has now been demolished and the site cleared ready to accommodate a new build retail/leisure development. It is anticipated that a building with a ground floor footprint of between 4,000 sq ft to 5,000 sq ft could be accommodated on the site, together with the required level of car parking necessary to support a retail or leisure development.

We see the site as an ideal one for a high profile retail or leisure occupier who will benefit from the highly prominent location and sizeable catchment.

TERMS

Rent and lease terms will be dependent upon the nature of the proposed development and the specific requirements of an occupier. For more information please contact the letting agents.

INTERESTED?

Contact: James Butcher or Harriet Hatcher

Tel: 01522 518584 or 01522 518598

Email: james.butcher@bankslong.com

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Ref: JRB/LS/378/J15

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The Money Laundering Regulations 2007 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

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