

# TO LET

RETAIL / OFFICE

## Unit 12, The Stonebow Centre, Silver Street, LINCOLN, LN2 1DY



**GROUND FLOOR RETAIL AREA APPROX. 792 SQ FT (73.6 SQ M)**

- Additional First floor approx. 118 sq ft (11.0 sq m).
- Waterside Shopping Centre in close proximity.
- Situated a short distance from Lincoln's pedestrianised High Street .
- Regional and National occupiers in close proximity.

**RENT - £20,500 per annum exclusive.**

## RETAIL / OFFICE

### 12 STONEBOW CENTRE, LINCOLN

#### LOCATION

Lincoln is a cathedral city, being the administrative and major shopping centre, within the County of Lincolnshire, with a population of circa 97,795 (ONS 2016 estimate). It is also a university city, with over 15,000 students plus staff, contributing an estimated £250 million annually into the local economy.

Tourism is booming in Lincoln with over 4 million people visiting the city in 2017 and a 7% growth in the visitor economy, reaching over £203 million – a record figure.

#### DESCRIPTION

The property forms part of the Stonebow Centre (a covered shopping mall, linking Silver Street with the pedestrianised Saltergate). The location is in a strong secondary position on the edge of the pedestrianised City Centre.

There are a number of national and regional occupiers in close proximity including Amplifon, Tui, House of Fraser department store and the Waterside Shopping Centre.

#### ACCOMMODATION

	SQ FT	SQ M
<b>GROUND FLOOR</b>		
Retail area	792	73.6
<b>FIRST FLOOR</b>		
Room 1	118	11.0
Male & Female WC's	-	-

#### SERVICES

Mains electricity, water and drainage are available to the property. None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

#### RATEABLE VALUE

2017 Assessment: To be reassessed  
Standard Multiplier (2018/9): 49.3p in the £

#### TERMS

Available to let by way of a new full repairing and insuring lease for a period of 3 years or longer by negotiation.

#### RENT

£20,500 per annum exclusive.

#### SERVICE CHARGE

A service charge is payable for the upkeep and maintenance of the common areas of the Shopping Centre.

#### ENERGY PERFORMANCE ASSET RATING

To be assessed. Please contact us for further information.

#### LEGAL COSTS

Each party to be responsible for their own legal costs.

#### FURTHER INFORMATION / VIEWING

For further information or to arrange a viewing please contact sole agents Lambert Smith Hampton:

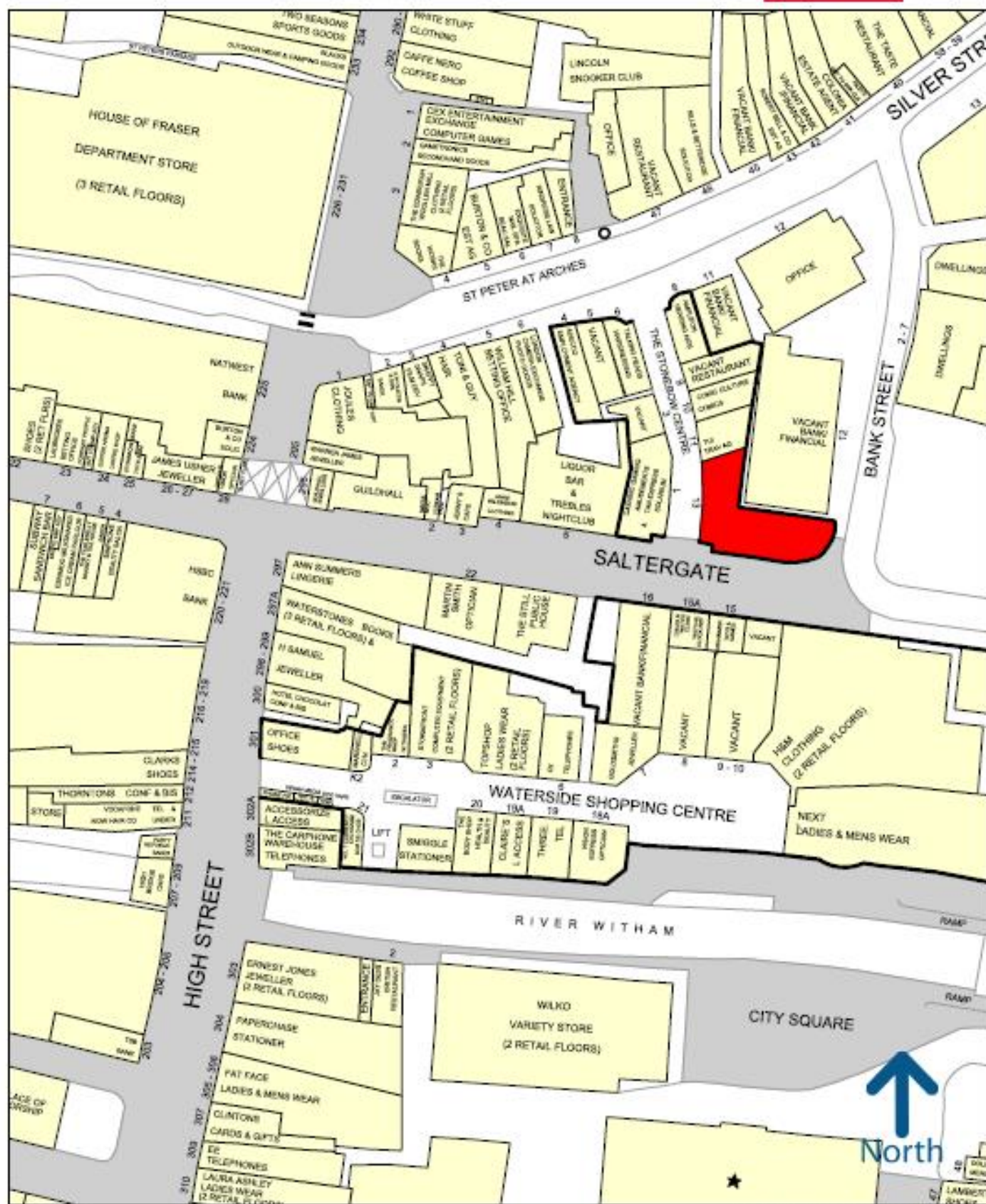
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