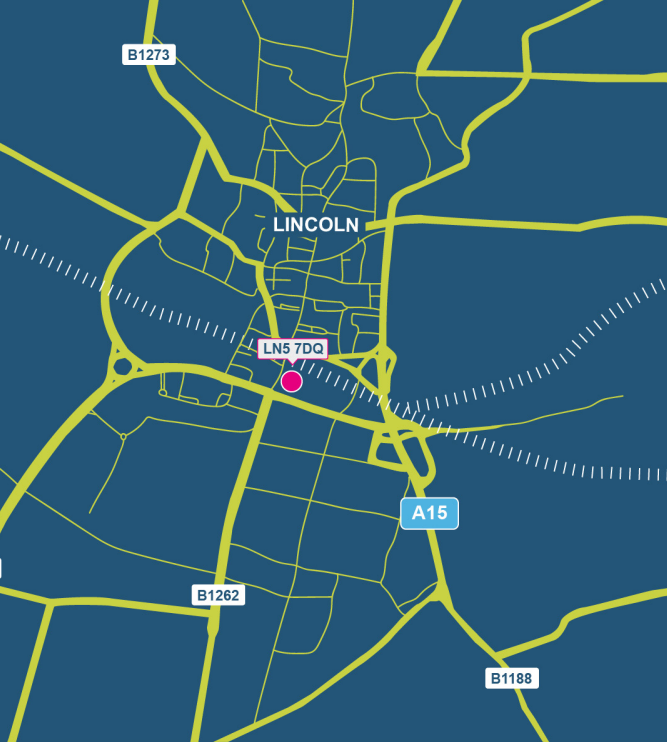




BANKS LONG & Co

ROSE HOUSE, 1-9 TENTERCROFT STREET,
LINCOLN, LN5 7DB

- Prominent ground floor retail premises on busy city centre junction
- Landlord's incentives available
- From 131 sq m (1,410 sq ft) to 148 sq m (1,593 sq ft)
- Nearby occupiers include Tesco Express, JD Sports, Caffé Nero and Boots
- Close to St Marks Shopping Centre and Lincoln University Campus
- **TO LET**



LOCATION

The property occupies a prominent position at a busy intersection on Tentercroft Street and lower pedestrianised High Street. The St Marks Shopping Centre is located opposite and is home to a number of national retailers including Debenhams, Argos, Sports Direct, Boots, JD Sports, Superdrug, Caffè Nero and Tesco Express.

This area of the City is also home to a number of professional services including solicitors and accountants, with the University of Lincoln in close proximity. The area also benefits from the new 5 storey Travelodge which will provide 127 rooms.

The new 1,000 space main shopper multi-storey car park, new bus station and railway station are located less than a 5 minute walk to the north.

Lincoln is the administrative and major shopping centre for the County of Lincolnshire and is ranked fourth in East Midlands Experience City Centre ranking behind Nottingham, Derby and Leicester. It has a population of circa 100,000 and a catchment of over 300,000 people.

PROPERTY

Three ground floor retail premises completed to a 'white box' specification, each with car parking.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Property Measurement Guidance, we calculate that it provides the following floor area:

Unit 1	148 sq m	(1,593 sq ft)
Unit 2	131 sq m	(1,410 sq ft)

SERVICES

We understand that mains electricity, water and drainage are available and connected to the properties. Interested parties should make their own enquires with the relevant service suppliers.

TOWN AND COUNTRY PLANNING

We understand that each unit has consent for use falling within both Class A1 (Shop) and A2 (Professional & Financial Services) of the Town & Country Planning (Use Classes) Order 1987 (as amended). In the agents opinion the premises may be suitable for a variety of alternative uses. Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority:	City of Lincoln Council
Description:	Shop and premises
Rateable values:	Unit 1 - £49,250
	Unit 2 - To be assessed
UBR:	0.504
Period:	2019-2020

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.

* Business rates are currently under appeal.

TENURE

Each property is available **To Let** on a new lease for a term to be agreed. The lease will be drawn on equivalent of Full Repairing and Insuring terms.

Landlord's incentives may be available subject to all other terms.

RENT

Unit 1 - £29,250 per annum exclusive

Unit 2 - £26,650 per annum exclusive

VAT

VAT may be charged in addition to the rental at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in connection with preparation grant of the lease.

VIEWING: To view the premises and for any additional information please contact the sole agents.

Contact: Lewis Cove or James Lockwood

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E : lewis.cove@bankslong.com or james.lockwood@bankslong.com

Ref. 9537/2018/19G