

BANKS LONG&Co

UNITS 6 & 8, THE CARLTON CENTRE, OUTER CIRCLE ROAD, LINCOLN, LN2 4FJ

- Prime location on busy Retail Park/ Neighbourhood Centre
- Units from 406.54 sq m (4,376 sq ft) to 535.39 sq m (5,763 sq ft)
- Largest retail development to the north of the City Centre serving large catchment

- Available on a new 10 year lease
- Occupiers on the park include Argos, Boots, Pets at Home, Costa Coffee, Poundstretcher, McDonalds and Peacocks
- TO LET











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. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agets they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessers and not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The two units are 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.

About 80% of the space within the retail park has now been built, with approximately 2,800 sq m (30,000 sq ft) still to be built within Phase 4.

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

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.

ACCOMMODATION

Unit 6:

Ground Floor Retail 406.54 sq m (4,376 sq ft)

Unit 8:

TOTAL GIA: 535.39 sq m (5,763 sq ft)

SERVICES

All mains services will be connected and available within the properties. 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 AND COUNTRY PLANNING

The units benefit from an Open A1 (Retail) consent under the Town & Country Use Classes Order (1987) as amended.

The building is not listed and nor is it located within a Conservation Area.

RATES

Charging Authority: City of Lincoln Council
Description: Shop and Premises
Rateable value: Unit 6: £37,750
Unit 8: £47,000

UBR: 0.479 **Period:** 2017-2018

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, contact the Charging Authority.

TENURE

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

Unit 6: £105,000 per annum exclusive

Unit 8: £130,000 per annum exclusive

VAT

VAT will be payable at the prevailing rate in addition to the rent.

LEGAL COSTS

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

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

Contact: Lewis Cove T: 01522 544515 E: lewis.cove@bankslong.com

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