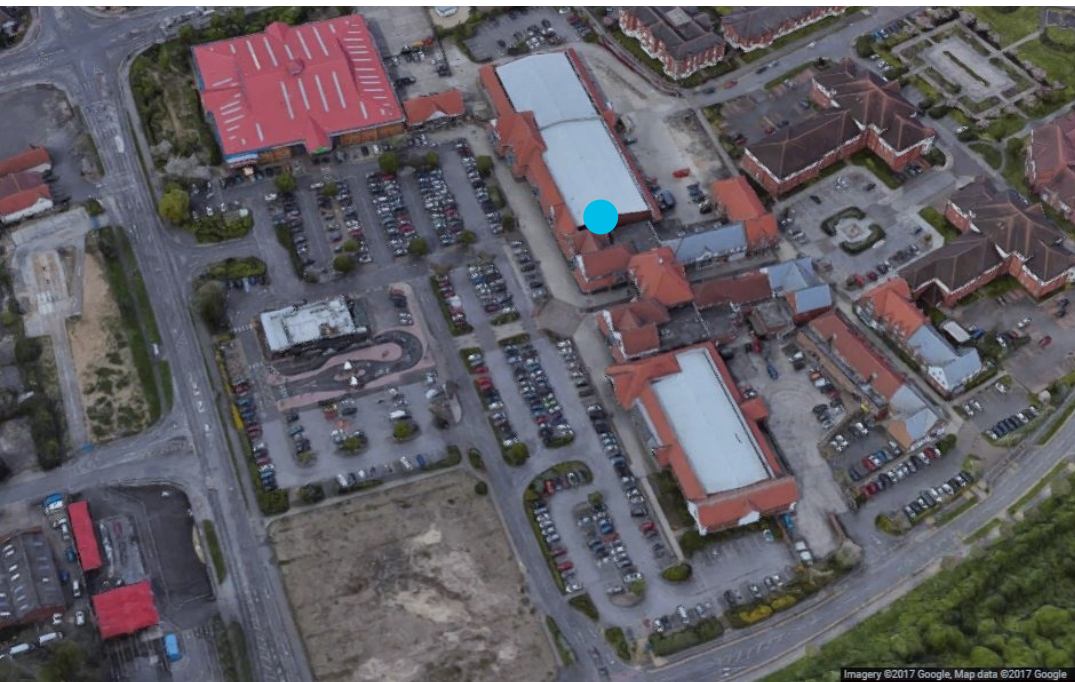
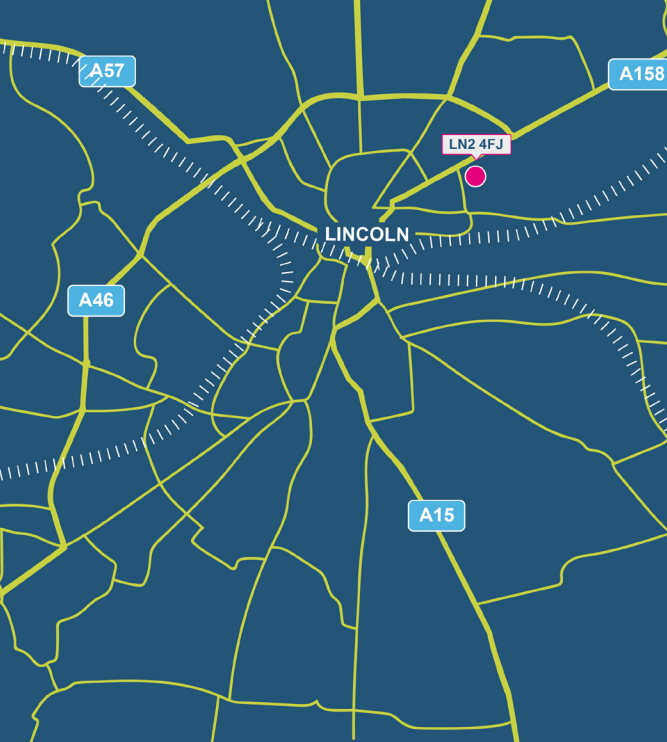




BANKS LONG & Co

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**



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 :

Ground Floor Retail 438.59 sq m (4,721 sq ft)

Ground Floor Store 53.12 sq m (572 sq ft)

First Floor Store 43.68 sq m (470 sq ft)

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 incoming 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

Ref. 380-U6&U8/2017