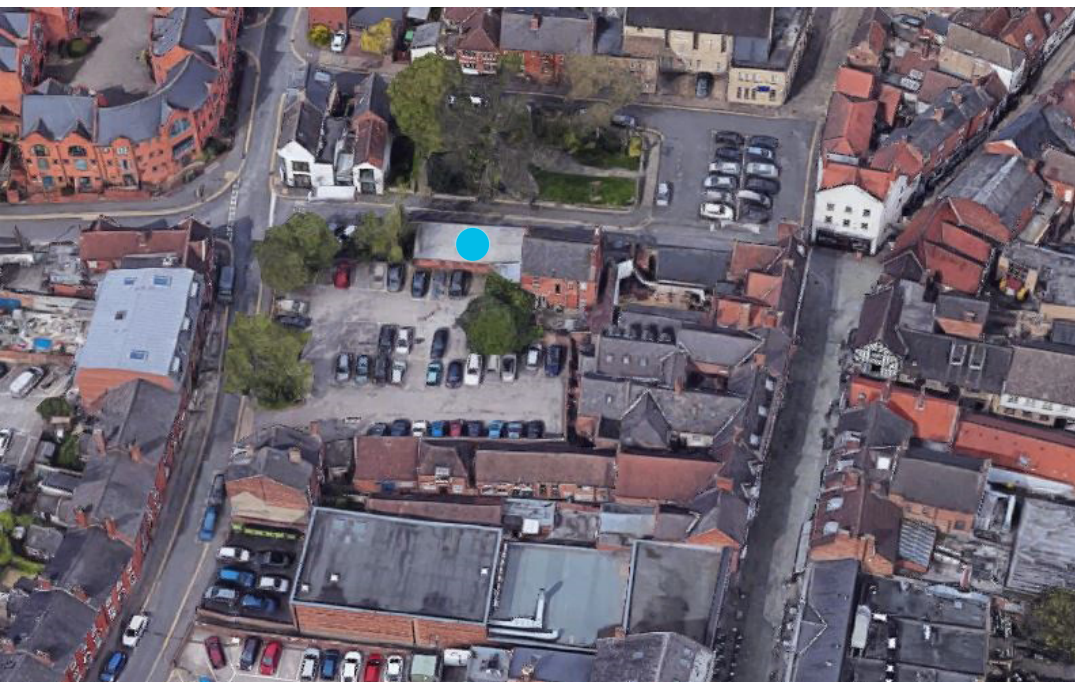
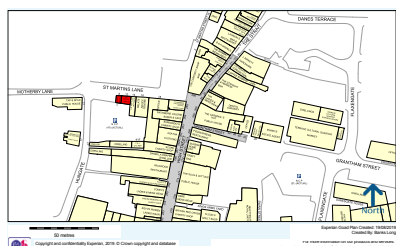
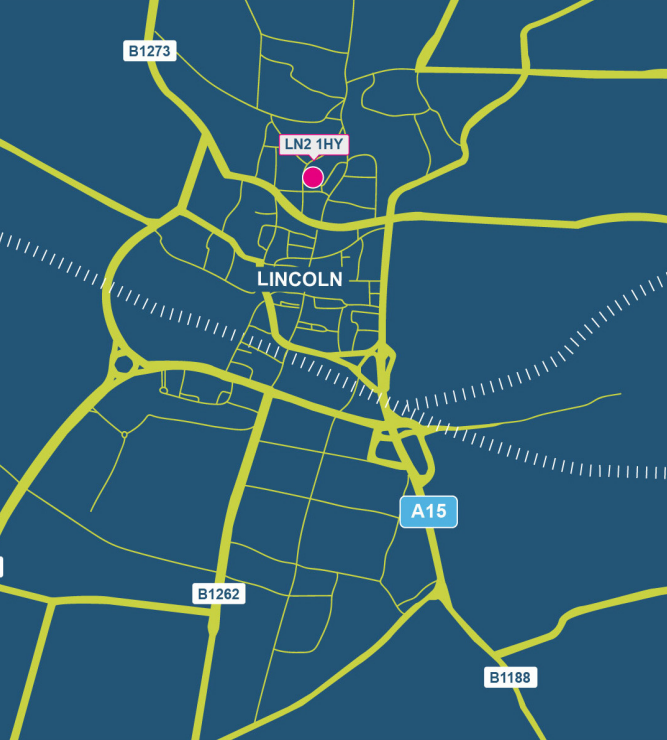




BANKS LONG&Co

8-12 ST MARTIN'S LANE, LINCOLN, LN2 1HY

- Ground floor self-contained retail unit
- 45.19 sq m (486 sq ft)
- Located close to the top of the High Street at the lower end of Steep Hill within Lincoln's Cultural Quarter
- Nearby occupiers include Pizza Express, Slug & Lettuce, Wildwood and Craft
- Overlooking the picturesque St Martin's Square
- **TO LET**



LOCATION

The triple fronted unit is located on St Martin's Lane within Lincoln's Cultural Quarter, just off the main High Street, with pedestrian links to numerous car parks.

Nearby occupiers include Pizza Express, Craft, Wildwood and a number of independent specialist retailers including Daniella Draper and Coney's.

Lincoln is the administrative and major shopping centre for the County of Lincolnshire and is ranked 5th regionally in terms of CACI retail footprint. Lincoln has a total catchment population of over 545,000 with a total comparison goods expenditure of £985 million. Commercial activity is underpinned by strong tourism, attracting 3.7 million visitors per year, and a growing University, ranked 22nd in the country in 2019.

PROPERTY

The property comprises a triple fronted ground floor retail unit, with WC facilities.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the property provides the following floor area:

Retail area	45.19 sq m	(486 sq ft)
WC	-	-

SERVICES

We understand mains services of water, drainage and electricity are available and connected to the property. Interested parties are advised to make their own enquiries with the relevant service providers.

TOWN AND COUNTRY PLANNING

The current use of the unit falls within Class A1 (Retail) of the Town & Country Use Classes Order 1987 (as amended).

RATES

Charging Authority: City of Lincoln Council
Description: Shop and Premises
Rateable value: £4,000
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.

An ingoing tenant may be eligible for Small Business Rates Relief. We would encourage interested parties to make their own enquiries with City of Lincoln Council.

TENURE

The unit is available by way of a new contracted out sub-lease for a term of years to be agreed. The lease will be drawn on the equivalent of Full Repairing and Insuring terms.

RENT

£11,000 per annum exclusive

VAT

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

LEGAL COSTS

The ingoing tenant is to be responsible for the Landlord's reasonable legal costs incurred in documenting the transaction.

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

Contact: Lewis Cove or James Lockwood

T : 01522 544515

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

Ref. 2928-8-12/2019H

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 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 agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do 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.