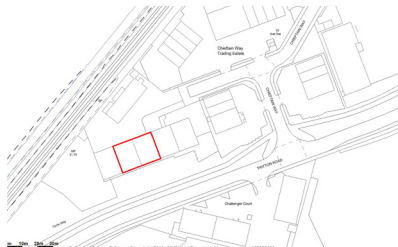
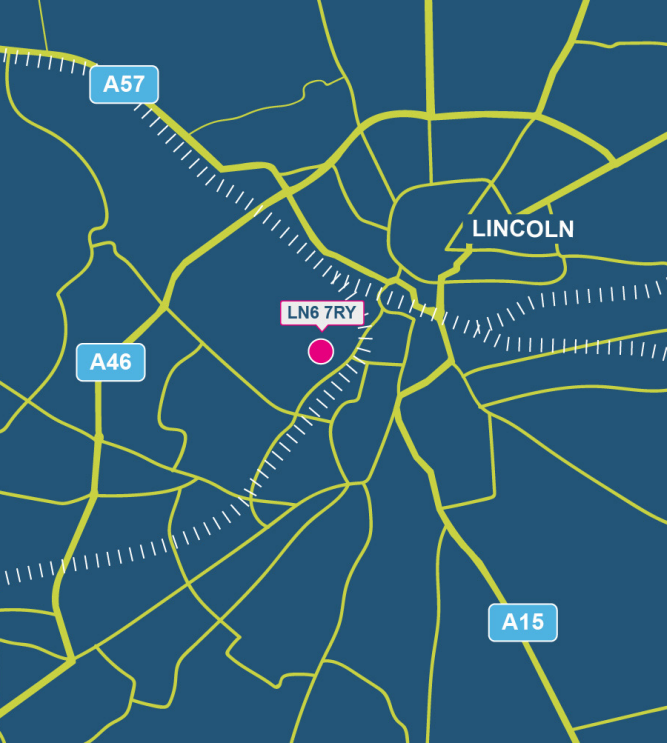




# BANKS LONG&Co

UNITS C3, 4 & 5 CHIEFTAIN WAY, TRITTON ROAD,  
LINCOLN, LN6 7RY

- Prominent trade counter workshop
- 315 sq m (3,390 sq ft)
- Main road frontage
- Quick access to City Centre and A46
- Close to a range of amenities
- **TO LET**



## LOCATION

The property occupies a prominent position fronting the busy Tritton Road on Chieftain Way Industrial Estate.

There are a number of surrounding national trade operators including Speedy Hire, Thrifty Car & Van Rental and Jewsons.

## PROPERTY

The premises comprise a mid-terrace trade/ industrial unit of steel portal frame construction with brick/block walls surmounted by steel cladding and a similarly clad roof.

The unit has open plan workspace with allocated office, staff and WC facilities.

Externally, there is allocated car parking, loading and circulation.

## ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following Gross Internal floor area:

**Total GIA: 315 sq m (3,390sq ft)**

## SERVICES

We understand that water, drainage and electricity are available to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

## TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Sui Generis of the Town and Country Planning (Use Classes) Order 1987 (as amended). Alternative uses may be appropriate subject to receipt of necessary Planning Consent.

## RATES

**Charging Authority:** City of Lincoln Council  
**Description:** Warehouse Premises  
**Rateable value:** To be confirmed  
**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.

## TENURE

The units are available **To Let** by way of a Full Repairing and Insuring lease for a period of years to be agreed.

## RENT

**£18,500 per annum exclusive**

## SERVICE CHARGE

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

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

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

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.

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

**Contact:** Harry Hodgkinson  
**T :** 01522 544515  
**E :** harry.hodgkinson@bankslong.com  
**Ref.** 960/2019J