



NOT TO SCALE

GOAD PLAN

RETAIL SHOWROOM PREMISES

161.90 sq m (1,743 sq ft) NIA

**429 HIGH STREET
LINCOLN
LN5 8HZ**



TO LET

- Prominent location on lower section of High Street opposite the busy Dixon Street junction
- Nearby occupiers include Nationwide Autocentre, Domino's Pizza, Lloyds TSB and KFC
- Sales area of approximately 105.40 sq m (1,134 sq ft) plus office/stores of approximately 56.50 sq m (608 sq ft)
- Available on a new lease for a minimum term of five years

The Money Laundering Regulations 2003 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 are 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, nor 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 property is situated in a busy location on the lower section of Lincoln High Street close to Nationwide Autocentre, Domino's Pizza, Lloyds TSB and KFC and opposite the Dixon Street junction.

The city centre is located about 1½ miles to the north and there are large residential areas to the east and west. Lincoln is the administrative and major shopping centre for the County of Lincolnshire and is ranked fourth in the East Midlands Experian City Centre retail rankings behind Nottingham, Derby and Leicester. It has a population of circa 100,000 and a catchment of 300,000.

PROPERTY

A single storey showroom/retail unit with a glazed frontage to the High Street. There is parking available on the surfaced car park adjoining the adjacent Nationwide Autocentre premises. The property provides the following approximate net usable areas:

Sales:	105.40 sq m	1,134 sq ft
Offices/Stores:	56.50 sq m	608 sq ft

SERVICES

All mains services are available and connected.

TOWN AND COUNTRY PLANNING

The property has planning consent for retail showroom use falling within Class A1 (Retail) of the Town and Country Use Classes Order 1987 (as amended).

RATES

Charging Authority:	Lincoln City Council
Description:	Shop and Premises
Rateable value:	£11,500
UBR:	0.458
Period:	2012-2013

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 property is available to let on a new lease for a minimum term of five years or multiples thereof subject to five-yearly rent reviews. The lease will be drawn on the equivalent of full repairing and insuring terms.

RENT

The property is available at a rent of **£17,500 pax** (seventeen thousand five hundred pounds per annum exclusive) of VAT and business rates.

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 the preparation and grant of the lease.

VIEWING

To view the premises and for any additional information please contact the joint agents.

Contact: James Butcher or Matthew Brooks
Tel: 01522 544515
Email: james.butcher@bankslong.com
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(Ref: JRB/MB/SMH/7098/K10) (JES/D12)

Or

Contact: Jo Checkley at Cribb Associates
Tel: 01536 205252