

TO LET / FOR SALE

## RETAIL / TRADE / LEISURE UNIT

Lincoln, Dunford Road



### KEY HIGHLIGHTS

- The property is prominently located at the junction of Dunford Road and Canwick Road nearby to a large Tesco superstore just outside Lincoln City Centre.
- There are a number of occupiers nearby including **Buildbase**, **ZR Tyres**, **Party Planet** and **Digitrains**.

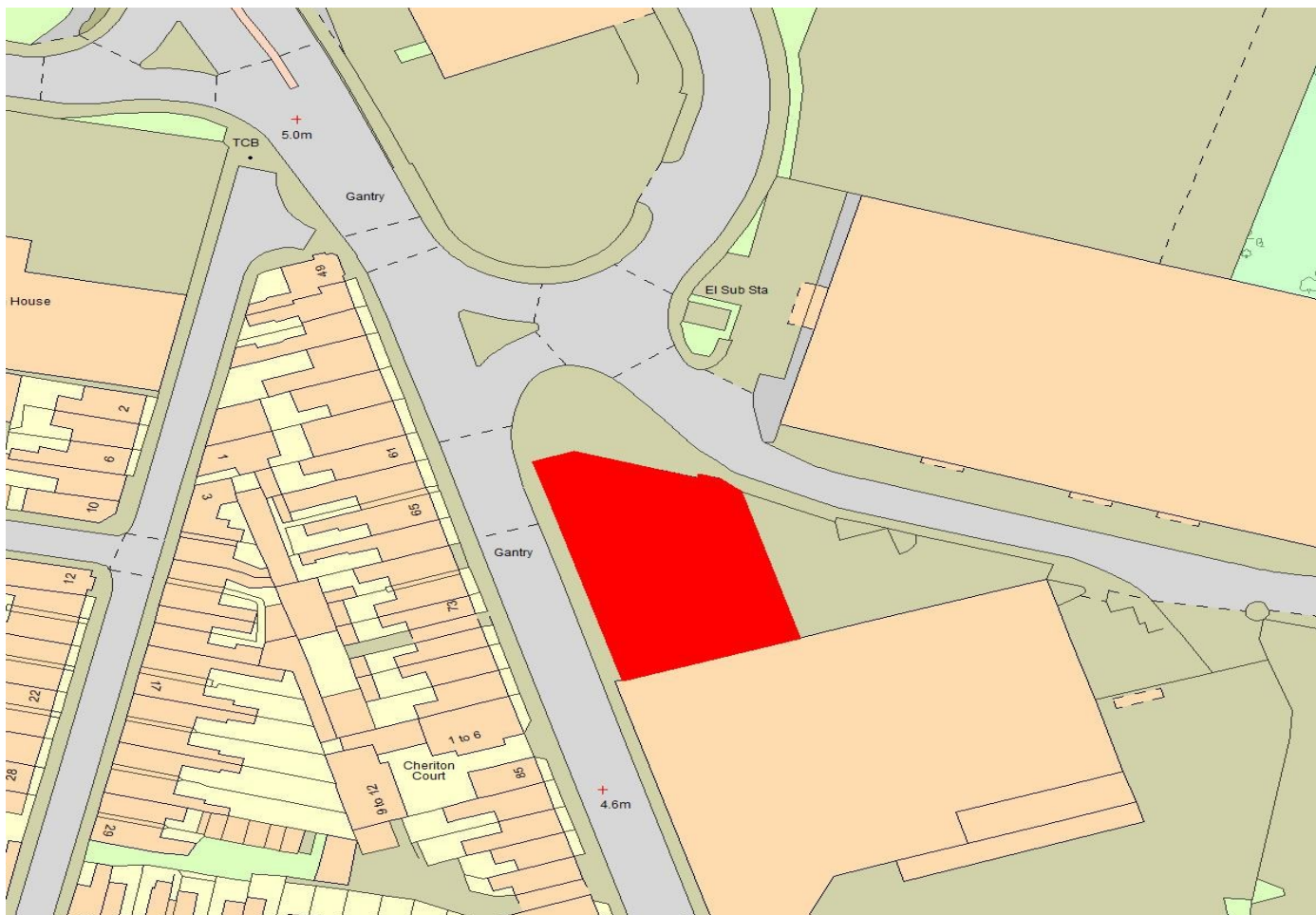
The unit is arranged over ground floor only providing the following approximate floor areas:

Ground Floor:	10,071 sq ft	935.6 sq m
Leasehold Rent:	£70,000 per annum exclusive.	
Freehold Price:	Upon Application.	

### SAVILLS LEEDS

Ground Floor, City Point  
29 King Street  
Leeds LS1 2HL  
[savills.co.uk](http://savills.co.uk)

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**Use Class:** Currently benefits from A1 use but might be suitable for alternative uses subject to planning.

**Legal Costs:** Each Party to be responsible for their own legal and professional costs incurred in this transaction.

**EPC:** D-100

## Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

**Rateable Value:** £57,500

**Rates Payable:** (2019/20): £28,980

(Interested parties are advised to make enquiries with the Local Authority).

**Viewing & Further Information:** Strictly by prior arrangement only.

## CONTACT

**Cameron Wykes**

Cameron.wykes@savills.com

0113 220 1232

**Josh Howe**

jhowe@savills.com

0113 220 1239

### IMPORTANT NOTICE

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DATED: April 2019

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