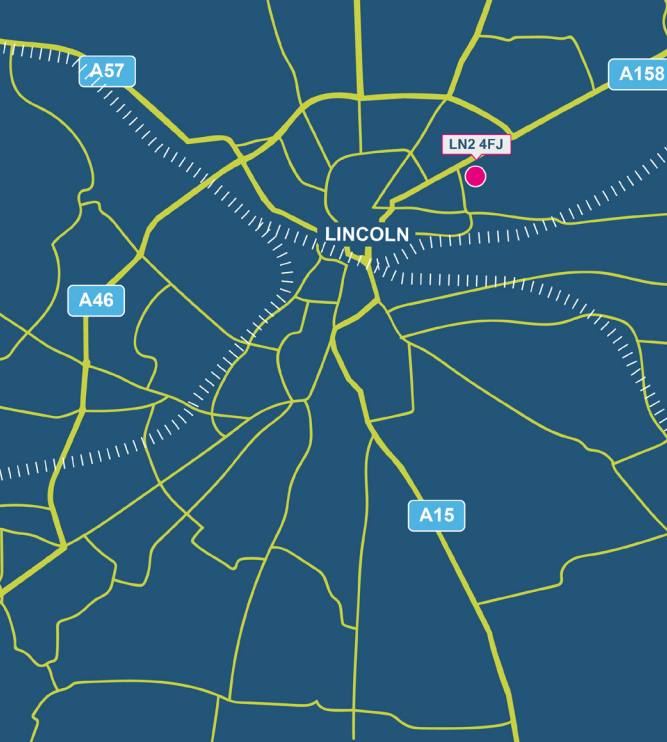




# BANKS LONG&Co

UNIT 8, THE CARLTON CENTRE, OUTER CIRCLE  
ROAD, LINCOLN, LN2 4FJ

- **REDUCED RENT**
- Prime location on busy Retail Park/ Neighbourhood Centre
- 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, Dunelm Mill, Boots, Pets at Home, Shoezone, Costa Coffee, Poundstretcher, McDonalds and Peacocks
- **TO LET**



## LOCATION

The unit is 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, Shoezone, 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

<b>Ground Floor Retail</b>	<b>438.59 sq m</b>	<b>(4,721 sq ft)</b>
<b>Ground Floor Store</b>	<b>53.12 sq m</b>	<b>( 572 sq ft)</b>
<b>First Floor Store</b>	<b>43.68 sq m</b>	<b>( 470 sq ft)</b>
<b>TOTAL GIA :</b>	<b>535.39 sq m</b>	<b>(5,763 sq ft)</b>

## SERVICES

All mains services will be connected and available within the property. 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 unit benefits from an Open A1 (Retail) consent under the Town & Country Use Classes Order (1987) as amended.

## RATES

<b>Charging Authority:</b>	City of Lincoln Council
<b>Description:</b>	Shop and Premises
<b>Rateable value:</b>	£47,000
<b>UBR:</b>	0.504
<b>Period:</b>	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, contact the Charging Authority.

## TENURE

The unit is available on a new lease for a minimum term of 10 years, subject to 5 yearly upwards only rent reviews. The lease 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

**£110,000 per annum exclusive**

## VAT

VAT will be payable at the prevailing rate in addition to the rent.

## LEGAL COSTS

The ingoing 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  
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**Ref.** 380-U8/2019L